

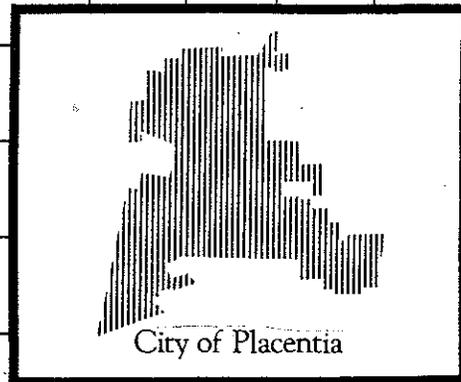
EAST PLACENTIA

SPECIFIC PLAN

SP-7

FILE COPY

CITY OF PLACENTIA



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## EAST PLACENTIA SPECIFIC PLAN SP-7

Prepared for:

Department of Development Services  
City of Placentia  
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January 1989

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SECTION 1  
INTRODUCTION

**1.1 PURPOSE AND INTENT OF SPECIFIC PLAN**

The purpose of this Specific Plan is to assure the consistent development of the East Placentia Specific Plan area in a manner which meets the growing housing needs of Placentia while adapting to the special characteristics of the land available for residential and commercial development.

The East Placentia Specific Plan has been prepared in accordance with the requirements of the California Government Code for Specific Plans (Government Code Sections 65450-65457) and addresses all issues and topics specified in the code.

A key function of the Specific Plan is to reduce the need for detailed planning and subsequent environmental review procedures as the project is developed. In accordance with Section 65453 of the California Government Code, the accompanying environmental impact report is intended to serve as the sole environmental document for the Specific Plan area and all individual projects that are undertaken pursuant to, and in conformance with, the Specific Plan. An initial study or negative declaration may need to be filed pursuant to Division 13 (commencing with Section 21000 of the Public Resources Code) for any individual site and building plans if city staff finds the proposed project not to be in substantial conformance with the standards and guidelines contained in the East Placentia Specific Plan. Individual projects that are in substantial conformance with the Specific Plan may proceed with site plan and building design review and/or other discretionary actions without the requirement for new environmental documentation.

**1.2 AUTHORITY**

California Government Code Section 65450 gives a legislative body authority to prepare Specific Plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. As outlined in Government Code Sections 65451-65452, Specific Plans are to contain a text and diagram or diagrams specifying: (1) the distribution, location and extent of land uses; (2) the distribution,

location and extent of major infrastructure improvements needed to support the land uses described in the plan; (3) development standards and criteria; (4) a program of implementation measures; (5) a statement of the relationship of the Specific Plan to the general plan; and (6) any other subjects that are necessary or desirable for implementation of the general plan.

After adoption, this Specific Plan will have an effect similar to the local general plan; for example, the state's Subdivision Map Act requires that the legislative body deny approval of a final or tentative subdivision map if it is not in substantial conformance with a Specific Plan. In addition, a development agreement between a municipal body and a developer/applicant cannot be approved unless the legislative body finds the agreement is consistent with the general plan and any applicable Specific Plan. As a tool to implement the general plan, the Specific Plan may also have an effect similar to a zoning ordinance in that the Specific Plan contains the development and performance standards that are applicable to the Specific Plan area.

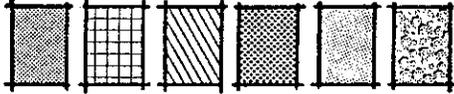
The East Placentia Specific Plan has been developed concurrently with a revised Land Use Element for the City of Placentia's General Plan.

### **1.3 SPECIFIC PLAN ORGANIZATION**

In providing for the systematic implementation of the general plan, this Specific Plan is organized into eight primary sections:

- Introduction - Describes the purpose and intent of the Specific Plan, the government code requirements for Specific Plan and the contents of the East Placentia Specific Plan.
- Project Setting - Describes the location and local setting of the East Placentia project site, the planning characteristics and background of the project, and the opportunities and constraints associated with development of the project site.
- Project Description - Provides an overview of the proposed development, including a description of the objectives for the project and the characteristics of the project.
- Land Use Master Plan - Defines the major land use areas within the project and sets forth the permitted land uses and development and performance standards for each area.

**Legend**



SINGLE FAMILY RESIDENTIAL

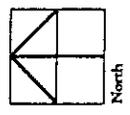
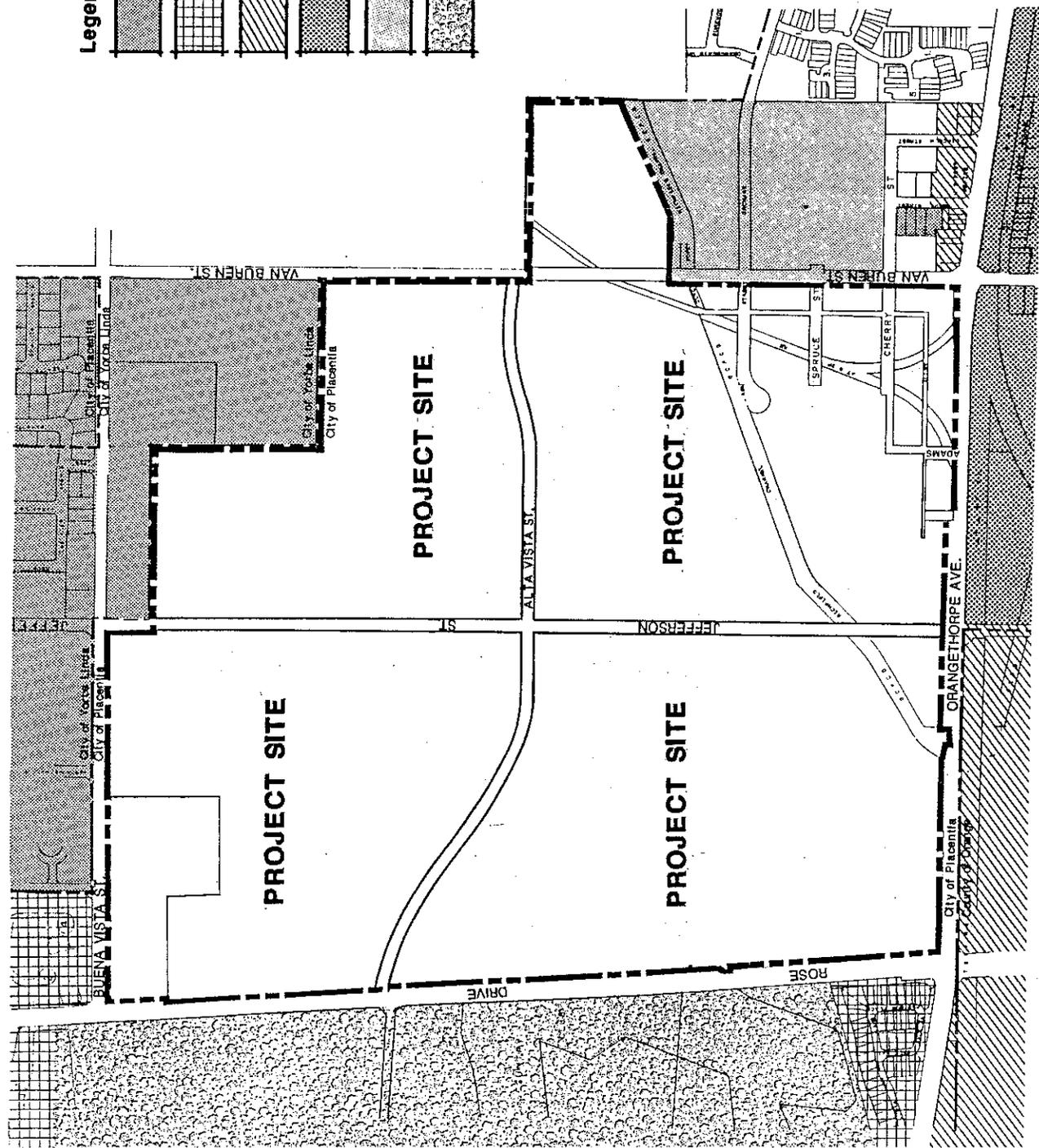
PUD - PLANNED UNIT DEVELOPMENT

COMMERCIAL

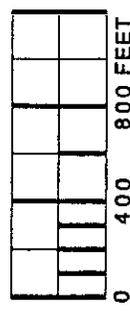
INDUSTRIAL

MEDIUM DENSITY RESIDENTIAL

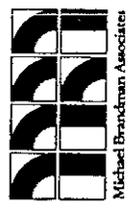
OPEN SPACE/AGRICULTURAL



North



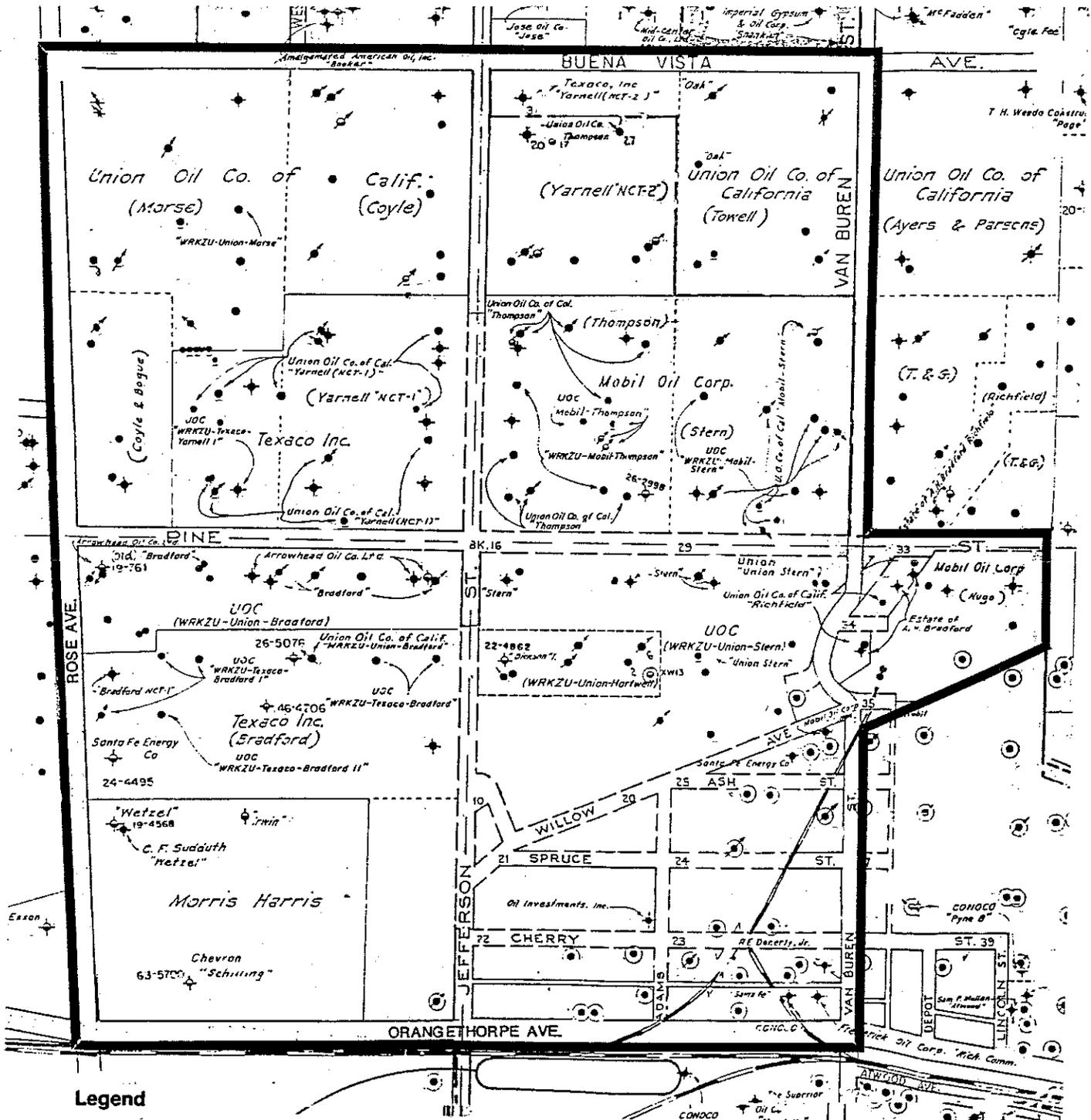
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Michael Brandman Associates

**Surrounding Land Use  
East Placentia Specific Plan**

Exhibit 2

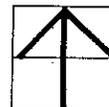


**Legend**

- DRILLING
- ◇ DRILLING-IDLE
- ◆ ABANDONED-DRY HOLE
- COMPLETED-OIL
- ◆ IDLE-OIL
- ◆ ABANDONED-OIL
- ◆ COMPLETED-GAS
- ◆ IDLE-GAS
- ◆ ABANDONED-GAS
- ◆ GAS-OPEN TO OIL ZONE
- ◆ COMPLETED WATER FLOOD SOURCE
- ◆ COMPLETED WATER DISPOSAL
- ◆ COMPLETED WATER-FLOOD
- ▤ FIELD BOUNDARY
- ◆ ABANDONED-DRY HOLE (showing year drilled and total depth)
- TEXACO, INC. UNIT OPR. RICHFIELD EAST DOME UNIT (REDO)
- ◆ BURIED IDLE

SOURCE: CALIFORNIA DIVISION OF OIL AND GAS 9/13/86

NO SCALE



North



Michael Brandman Associates

Exhibit 3

# Oil Well Location East Placentia Specific Plan

## **2.2.2 EXISTING SURROUNDING LAND USES**

Land uses surrounding the site are primarily low-density residential and vacant land or open space, although there are some commercial and industrial uses along Orangethorpe Avenue.

West of the site, across Rose Drive is the Alta Vista Country Club. The city's General Plan designates the country club as a "planned community" with mixed density residential uses around the golf course site.

North of the project area, along Buena Vista Avenue, is an area of single-family houses. Some of these are within the City of Yorba Linda. This area is designated low-density residential in the Placentia General Plan.

The northern border of the Specific Plan area follows the city's boundary with Yorba Linda to Van Buren Street. The area to the east of the site is primarily vacant, with some low-density residential.

South of the project area are industrial and commercial uses (across Orangethorpe Avenue). Exhibit 2 shows the described surrounding land uses.

## **2.3 PROJECT BACKGROUND**

There has been increased interest in development of the Specific Plan area in the last few years, although only one project has been approved and built: the Somerset Park multi-family apartment complex on the southern portion of the site.

At the direction of the Planning Commission and the City Council, the Department of Development Services has initiated the preparation of the East Placentia Specific Plan to address the following concerns:

- To ensure uniform development of this last undeveloped area of Placentia and development consistent with the character and needs of the community.
- To ensure an equitable assignment of fiscal responsibility for the services and infrastructure required for the development without burdening the city.

- To ensure that uses proposed for the area are compatible with the ongoing oil-related uses and to provide measures to minimize potential conflicts between land uses.
- The realignment of Van Buren Street.

## 2.4 DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

The East Placentia Specific Plan has been developed with consideration of existing land use and development potential in the area. The East Placentia Specific Plan project site presents an opportunity for the continuation of the type of residential development pattern that can most benefit the City of Placentia. The Specific Plan area is, however, subject to some constraints to development that need to be reflected in the project, some of which are obvious in the site's physical description. A brief discussion of these opportunities and constraints is presented below.

### 2.4.1 DEVELOPMENT OPPORTUNITIES

The East Placentia Specific Plan area is distinctive as one of the last undeveloped area of Placentia, as well as for its terrain. The area is visible from Orangethorpe Avenue, one of the city's major east/west thoroughfares. The location, characteristics and amount of land available on the site present opportunities for quality residential development to meet a demand while promoting the visual image and character of the City of Placentia. More specifically, these opportunities include the following:

- Enhance the image of the City of Placentia: The location and physical characteristics of the site provide an opportunity to create an aesthetically pleasing residential area in continuance of the adjoining residential areas. The existing open space and terrain provides an opportunity to develop with substantial green space connectors to the golf course development on the west of Rose Avenue.
- A mixture of residential, commercial and open space/recreational opportunities can be provided: Due to the undeveloped nature of the area, the Specific Plan provides an opportunity to anticipate the future population of the area and accommodate the needs of that population. Neighborhood-serving commercial uses and recreational facilities can be located conveniently, based on the proposed circulation plan and distribution of residential densities.

## 2.4.2 DEVELOPMENT CONSTRAINTS

Development, particularly residential development, is subject to some constraints related to the nature of the property. More specifically, these constraints include the following:

- Presence of oil wells and oil extraction activities. Oil extraction activities on the site will continue for the next 25 years. Oil wells present a safety concern, as well as a visual and aesthetic concern. This is addressed in the Specific Plan by setback requirements, as well as open space buffers throughout the Specific Plan area.
- Mixed property ownership and parcel sizes. Mixed property ownership and parcel sizes present a variety of development constraints for proposed development. The Specific Plan establishes development standards to emphasize a specific land use with architectural and design guidelines.
- Terrain. The topography is varied throughout the site and makes it distinctive from the rest of Placentia. Development standards are included in the Specific Plan to maintain natural land forms as much as possible.
- Circulation within and access to the site. The Specific Plan includes a circulation plan which identifies improvements necessary to accommodate existing and future travel demand.

SECTION 3  
PROJECT DESCRIPTION

**3.1 PROJECT OBJECTIVES**

The following objectives have been established by the City of Placentia and the Citizen's Land Use Advisory Committee for the East Placentia Specific Plan:

- Provide an adequate mixture of residential, commercial and open space/recreational opportunities within the Specific Plan area.
- Promote future development which is compatible with existing and future surrounding land uses and sensitive to characteristics of the land.
- Promote innovative development concepts within the East Placentia Specific Plan area to create an aesthetically pleasing, identifiable area.
- Minimize impacts to the natural and urban environments through the incorporation of appropriate mitigation measures. Allow the coexistence of residential and recreational uses with oil extraction use, continuing the residential character of the surrounding area to the Orangethorpe Avenue boundary between residential and commercial or industrial uses.

Generally, the East Placentia Specific Plan will serve as a guide for individual developments optimizing the area's unique conditions while maintaining compatibility with the surrounding uses. Specifically:

- Innovative site planning for the large contiguous parcels.
- Provide a mixture of residential densities supported by neighborhood commercial, institutional, parks, and open space.
- Provide for existing and future oil extraction activities.
- Establish a master circulation plan, including the realignment and continuation of Alta Vista Avenue through Van Buren Street and straighten the alignment of Van Buren Street between Willow Avenue and Alta Vista Street.
- Provide a landscape master plan.
- Describe the necessary grading, drainage, sewer, and water system improvements to support the Specific Plan's level of development.

- Outline the procedures, programs, and conditions for the implementation of the East Placentia Specific Plan.

### 3.2 PROJECT CHARACTERISTICS

The East Placentia Specific Plan provides for a mix of different residential densities with neighborhood commercial, institutional, parks/open space and retention of the existing oil extraction uses within the 317-acre site. These proposed land uses are represented on the map in Exhibit 4.

Four levels of intensity of residential development are provided for by the Specific Plan. Low density residential (maximum 6.0 dwelling units per acre) is proposed for the area along the northern border of the Specific Plan (115.4 acres, total). Landscaped open space buffers will separate this residential area from the area of oil well operations and from more intense residential uses. Medium density residential (maximum 15 dwelling units per acre) will be permitted on a small area (10.9 acres) at the southeastern corner of the plan area along the east side of Van Buren Street. Medium-high density residential (maximum 18 dwelling units per acre) is proposed for the area between the extension of Alta Vista Street, east of the Jefferson Street extension, north of the flood control channel and west of Van Buren Street (35.8 acres). Oil extraction activities may continue in the northwestern corner of this portion of the Specific Plan area. Residential high density development (up to 25 units per acre) will continue to be permitted in the area south of the flood control channel, between Jefferson and Van Buren Streets, and bounded on the south by Orangethorpe Avenue (40.6 acres).

A special land-use designation, "Oil Resource Reserve District" (OR), will apply to 62.6 acres of land currently owned or leased for the extraction of oil or anticipated future extraction. Many oil-producing facilities are still operating because of the extent of remaining reserves. Abandonment of such facilities by the oil companies is not anticipated for at least 20 to 25 years. In an effort to assure comprehensive and compatible development in these oil reserve areas, the Oil Resource Reserve District is proposed.

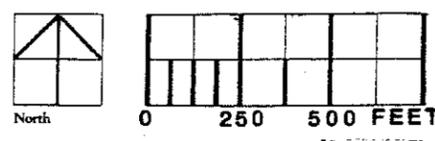
The Oil Resource Reserve District is an interim land-use designation that prohibits development until a comprehensive development plan for the district is prepared or



- LEGEND**
-  RESIDENTIAL LOW DENSITY  
MAXIMUM 6.0 du/ac
  -  RESIDENTIAL MEDIUM DENSITY  
MAXIMUM 15.0 du/ac
  -  RESIDENTIAL MEDIUM-HIGH  
DENSITY MAX. 18.0 du/ac
  -  RESIDENTIAL HIGH DENSITY  
MAXIMUM 25.0 du/ac
  -  OPEN SPACE/ PARK
  -  OIL RESERVE
  -  COMMERCIAL
  -  PUBLIC FACILITY
  -  RESOURCE PRODUCTION OVERLAY  
(PROJECT AREA)
  -  PARKWAY VISTA, 35'
  -  SUBAREA NUMBER

**▲ Revision 8/14/90  
(G.P.A.)**

FINAL  
Land Use Map  
East Placentia Specific Plan



until existing oil-producing activities are ceased. An amendment of the East Placentia Specific Plan will be required to redesignate Oil Resource Reserve District areas to another land use. The Oil Resource Reserve District provides flexibility for future development. Future needs of the East Placentia area may differ from those needs identified today. The Specific Plan, therefore, includes a process to regulate the abandonment of oil-producing areas for subsequent development and provide assurance of land use compatibility.

In addition, an overlying designation covering the entire Specific Plan area will apply. The resource production overlay permits continued oil recovery, but regulates the installation of new recovery facilities or expansion of existing facilities in areas that are not designated resource reserve districts. The resource production overlay applies to areas that are designated for development but which will continue to have oil recovery facilities in operation.

SECTION 4  
LAND USE CONCEPT

**4.1 INTENT**

The East Placentia Land Use Plan provides for the development of this area in a manner consistent with the objectives of this Specific Plan and compatible with the surrounding areas.

**4.1.1 LAND USE REGULATIONS AND DEVELOPMENT STANDARDS**

The East Placentia Specific Plan area is divided into 11 planning areas and includes the range of land uses described below. Exhibit 4 presents the boundaries of these areas and Table 1 provides a summary of gross acres of each land-use area under the Specific Plan.

**TABLE 1  
LAND USE AREAS**

<u>Land Use</u>	<u>Gross Acres</u>
Residential - Total	202.7 (64.0%)
Low Density	115.4 (39.5%)
Medium Density	10.9 (1.2%)
Medium-High Density	35.8 (11.2%)
High Density	40.6 (12.6%)
Oil Reserve	62.6 (19.7%)
Neighborhood Commercial	10.3 (3.2%)
Open Space	10.0 (3.1%)
Roads	13.5 (4.3%)
Public Facilities	<u>17.9 (5.6%)</u>
<b>Total</b>	<b><u>317.0 (100.0%)<sup>a</sup></u></b>

a Parkway vistas are not included in gross acreage but approximately 6.7 acres are provided for parkway vistas throughout the Specific Plan area.

## **4.2 RESIDENTIAL**

The following identifies the four residential land uses permitted in the Specific Plan area.

### **Low Density Residential (L)**

"Low density residential" permits single-family detached dwellings at a maximum density of six dwelling units per acre.

### **Medium Density Residential (M)**

The "Medium density residential" category provides for land use densities up to 15 units per acre. Typical developments for medium density areas include detached or attached single-family dwellings.

### **Medium-High Density Residential (MH)**

This land use category presents up to 18 residential dwelling units per acre. Patio homes, attached townhouses, and apartments would be typical of development in this category.

### **High Density Residential (H)**

The "high density residential" category provides for land use densities up to 25 dwelling units per acre. Typical developments for high density areas include multiple-family apartments and/or condominiums.

#### **4.2.1 RESIDENTIAL DEVELOPMENT GUIDELINES**

Table 2 identifies: (1) residential uses that shall be permitted by right where the symbol "P" appears; and (2) uses that may be permitted subject to a conditional use permit wherever the symbol "C" appears in the column beneath each land-use category. However, residential uses, even when noted by the symbol "P", are still subject to the city's design review procedures.

TABLE 2

RESIDENTIAL DEVELOPMENT GUIDELINES

A.	<u>Residential Uses</u>	<u>Residential Category</u>			
		<u>L</u>	<u>M</u>	<u>MH</u>	<u>H</u>
	1. Conventional Single-Family Detached	P	P	P	P
	2. Single-Family Detached (varying lot sizes)	-	P	P	P
	3. Attached Single-Family Dwellings	-	P	P	P
	4. Condominium Projects/Cooperatives	-	C	P	P
	5. Multiple-Family dwellings (Apts.)	-	-	P	P
B.	<u>Unlisted Uses</u>				

Those uses not specifically listed in this section are subject to Department of Development Services determination to be either permitted, conditional, or prohibited uses pursuant to the objectives of this zoning regulatory document and the purposes of the individual land use category. Decisions of the Department of Development Services may be appealed to the City Planning Commission, and subsequently the City Council, should the Planning Commission's decision be appealed.

4.2.2 RESIDENTIAL SITE DEVELOPMENT STANDARDS

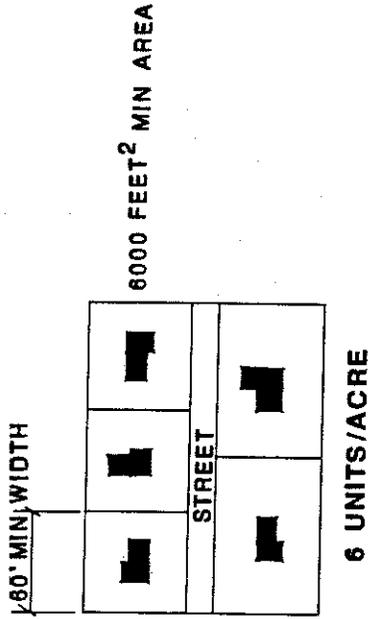
Table 3 identifies the site development standards applicable to residential uses in the Specific Plan area, and Exhibit 5 illustrates some possible site layouts.

TABLE 3

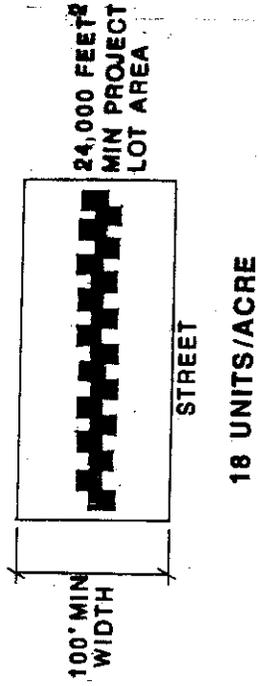
SITE DEVELOPMENT STANDARDS-RESIDENTIAL USES

A.	<u>General Requirements</u>	<u>Residential Category</u>			
		<u>L</u>	<u>M</u>	<u>MH</u>	<u>H</u>
	1. Density, maximum dwelling units per net acre	6	15	18	25
	2a. Average area per lot (single-family detached)	7,000	4,000	4,000	4,000
	2b. Minimum area per lot (single-family detached)	6,000	4,000	4,000	4,000

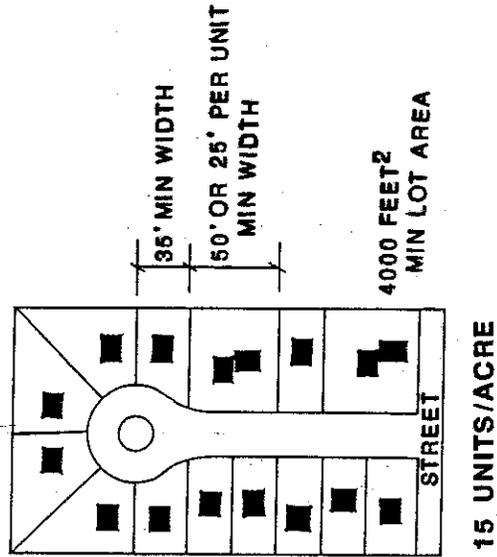
**LOW DENSITY**



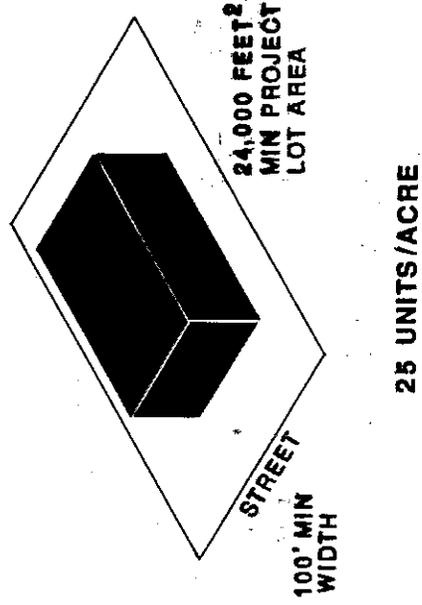
**MEDIUM-HIGH DENSITY**



**MEDIUM DENSITY**



**HIGH DENSITY**



NOTE: PLOTS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT LIMITED TO THESE LAYOUTS.

**Residential Site Development Standards  
East Placentia Specific Plan**

TABLE 3 (continued)

	<u>Residential Category</u>			
	<u>L</u>	<u>M</u>	<u>MH</u>	<u>H</u>
3. Lot area, minimum per unit (single-family attached)	--	4,000	4,000	4,000
4. Lot area minimum square footage: project or multiple-family (apartment)	--	24,000	24,000	24,000
5. Lot width, minimum in feet:				
Detached single-family	60'	40'	40'	40'
Attached single-family	--	no minimum		
Multiple-family	--	100'	100'	100'
6. Parking standards	Designated in Section 5.7 of this Specific Plan.			

**4.2.2.A Low Density Residential**

**A. Building Height**

Single-family dwellings, detached, shall have a maximum height of 30 feet.

**B. Building Site Coverage**

The maximum allowable building coverage shall not be more than 50 percent of the net lot area.

**C. Building Setbacks**

1. Front Yard - The front yard setback shall be a minimum of 20 feet from the ultimate right-of-way or as set by the Planning Commission and City Council if optional design standards have been set forth. Garage doors shall be set back 25 feet from the right-of-way in all cases except that 20 feet shall be permitted where a roll-up garage door is permitted.
2. Side Yard - A minimum 6 feet on one side and 12 feet on the opposite side. Corner lots shall provide a street side yard not less than 12 feet. Projects designated as zero lot line can reduce the setback to 0 feet, but the aggregate shall remain at a minimum of 12 feet. If a side yard

setback is adjacent to an existing residential area, the minimum setback shall be 15 feet along the Specific Plan boundary. The 12-foot setback shall be mandatory on the driveway side of the yard with the following exceptions:

- On corner lots, the setback from the ultimate right-of-way to any structure shall be 12 feet.
- The 12-foot setback shall be mandatory where the side yard of one lot abuts the rear yard of the adjacent lot.
- Room additions, accessory structures, enclosed patios, and patio covers shall comply with Section 23.12.080 of the zoning ordinance.

Elevated decks shall be allowed pursuant to Section 23.12.035 of the zoning ordinance. Other accessory structures shall be situated a minimum of 5-feet from the main building and may abut the side lot line in the case of a zero lot line development, and subject to the following provisions:

- The height of the accessory structure at the side lot line does not exceed 12 feet.
  - No eave, projection or overhang extends beyond the property line.
  - Measures are taken to insure the deflection of runoff away from the property line.
3. Rear yard - Initial construction minimum setback shall be 20 feet from rear property line. Room additions, enclosed patios and accessory structures shall conform to Section 23.12.080 of the zoning ordinance, and elevated decks to Section 23.12.035.

#### D. Projections Into Required Setbacks

1. Eaves, cornices, chimneys, and other similar architectural features shall not project more than 4 feet into any required front, side, or rear yard area.

#### E. Fences, Hedges and Walls

Project Perimeter and Adjacent to Public Right-of-Way: Decorative masonry walls constructed to city standards shall be required.

Individual Lots: Decorative masonry walls (or fence if approved by Planning Commission and/or City Council), constructed to city standards shall be required subject to the following:

1. Within front setback area - 3 feet maximum, except on key lots where the maximum height may be 6 feet within that portion of the front setback area abutting the area where a 6-foot high fence or wall is permitted on the abutting lot and not adjacent to the garage driveway.
2. Within other setback areas - the height shall be 6 feet minimum, measured from the highest adjacent grade. Fences and walls shall be consistent with the architectural guidelines set forth in the Specific Plan.
3. Where a grade differential exists between building sites in any rear or side yard, the height of the fence or wall shall be a minimum of 6 feet and a maximum of 8 feet above the highest finished grade measured from either side.
4. All walls, fences and hedges shall be designed and maintained for adequate sight distance clearance.

#### **4.2.2.B Medium Density Residential**

##### **A. Building Height**

Attached single-family dwellings shall have a maximum height of 35 feet, including roof-mounted equipment except where located adjacent to properties designated low density residential outside of the Specific Plan area, where the maximum height shall be 30 feet.

##### **B. Building Site Coverage**

The total area covered by buildings shall be a maximum of 100 percent of the building site area, less the required setbacks and open space and recreation areas. If the building site area is subdivided into individual dwelling lots, the maximum coverage is 100 percent of each lot, less the required setbacks. A minimum of 400 square feet of open space area shall be provided, in addition to required setback areas, per dwelling unit, which shall be provided within common designated recreational areas. Designated common recreation areas shall contain a minimum of three of the following list of amenities. Additional amenities not listed may be provided if approved by the Planning Commission or the City Council:

- Swimming pool and patio deck.
- Spa and patio deck.
- Shade structure (minimum 150 square feet).
- Tot lot with playground equipment.

- Tennis court or multi-use sports court.
- Basketball court or multi-use sports court.
- Recreation building with game room or gym equipment.
- Volleyball court.
- Barbeque areas.
- Passive recreation/seating areas.

Private attached ground-level patios may be credited if open on three sides and to the sky above. Areas excluded from the open space requirement include all structures (except recreation buildings meeting above criteria), private streets, drives, parking lots, and oil well exclusive-use areas.

#### C. Building Setbacks

1. From any public street right-of-way, the minimum building setback shall be 15 feet. The point of vehicular entry to any garage shall be a minimum setback of 20 feet from any public right-of-way line. Roll-up type garage doors shall be required.
2. From any private street or drive right-of-way (sidewalks are included in right-of-way, if provided), the minimum setback shall be 5 feet, provided that garages located less than 20 feet from any private street or drive shall have roll-up type doors and equipped with an automatic garage door opener. There shall not be a garage setback between 5 and 19 feet from a private street or drive.
3. The minimum side yard setback for each principal structure and/or accessory structure shall be 5 feet.
4. The minimum rear yard setback for each dwelling unit and/or accessory structure shall be 10 feet.
5. The minimum horizontal distance between principal structures shall be 10 feet for one-story and 15 feet for two-story.

#### D. Projections Into Required Setbacks

1. Covered patios, unenclosed on at least two sides, may extend to within 3 feet of the side or rear property lines, and the farthest projection point of the structure.
2. Eaves, cornices, chimneys, balconies and other similar architectural features shall not project more than 4 feet into any required front, side or rear yard.

3. Location of swimming pools and/or spas shall conform with city regulations.

E. Minimum Gross Floor Area Per Unit Excluding the Garage

Bachelor	450 square feet
1 Bedroom	550 square feet
1 Bedroom with den	700 square feet
2 Bedroom	750 square feet
2 Bedroom with den or more	900 square feet

F. Fences, Hedges and Walls

Project Perimeter and Adjacent to Public Right-of-Way: Decorative masonry walls constructed to city standards shall be required.

Individual Lots: Decorative masonry walls (or fence if approved by Planning Commission and/or City Council), constructed to city standards shall be required, subject to the following:

1. Within front setback area - 3 feet maximum, except on key lots where the maximum height may be 6 feet within that portion of the front setback area abutting the area where a 6-foot high fence or wall is permitted on the abutting lot and not adjacent to the garage driveway.
2. Within other setback areas - the minimum height shall be 6 feet, measured from the highest adjacent grade. Fences shall be constructed in accordance with the architectural guidelines set forth in the Specific Plan.
3. Where a grade differential exists between building sites in any rear or side yard, the height of the fence or wall shall be a minimum of 6 feet and a maximum of 8 feet above the highest finished grade measured from either side.
4. All walls, fences and hedges shall be designed and maintained for adequate sight distance clearance.

**4.2.2.C Medium-High and High Density Residential (Multi-Family and Condominium Dwellings)**

**A. Building Height**

Thirty-five feet maximum, including roof-mounted equipment, except where located adjacent to properties designated low-density residential outside of the Specific Plan area, where the maximum height shall be 30 feet.

**B. Building Site Coverage**

The total area covered by buildings shall be a maximum of 100 percent of the building site area, less the required setbacks and open space and recreation areas. A minimum of 400 square feet of open space area in addition to the required setback areas, shall be provided per dwelling unit, which should be provided within common designated recreational areas (as set forth in Part 4.2.2.B(A) above). Private attached ground level patios may be credited if open on three sides and sky above. Areas excluded from the open space requirement include all structures, private streets and drives, parking lots, and oil well exclusive-use areas.

**C. Minimum Building Setback:**

1. The minimum main building structure setback from any interior public right-of-way line shall be 15 feet.
2. The minimum setback from any private street drive shall be 5 feet for all structures.
3. The minimum horizontal distance between principal structures shall be one-half of the principal structure's average height and in no case less than 10 feet.
4. The minimum horizontal distance between accessory structures shall be 5 feet.
5. The minimum side yard setback for each principal structure and/or accessory structure shall be 5 feet.
6. The minimum rear yard setback for each dwelling unit and/or accessory structure shall be 10 feet.
7. Garages and carports may have side and rear setbacks of 0 feet.

D. Projections Into Required Setbacks

1. Covered patios, unenclosed on at least two sides, may extend to within 3 feet of the rear property line and the farthest project point of the structure.
2. Eaves, cornices, chimneys, balconies, and other similar architectural features shall not project more than 4 feet into any required front, side, or rear yard area.
3. Location of swimming pools and/or spas shall conform with city regulations.

E. Minimum Gross Floor Area Per Unit Excluding the Garage Area

Bachelor	450 square feet
1 Bedroom	550 square feet
1 Bedroom with den	700 square feet
2 Bedrooms	750 square feet
2 Bedrooms with den or more	850 square feet

F. Fences, Hedges, and Walls

Project Perimeter and Adjacent to Public Right-of-Way: Decorative masonry walls (or fence if approved by Planning Commission and/or City Council) constructed to city standards shall be required, subject to the following:

The height shall be 6 feet, measured from the highest adjacent grade. The height shall be 3 feet in front yard setback or where required for line-of-sight.

**4.3 COMMERCIAL**

**4.3.1 COMMERCIAL USE REGULATIONS**

In addition to the objectives outlined in Section 3.1, Project Objectives, the commercial use regulations are intended to achieve the following purposes:

- To regulate the design and development of neighborhood and community level commercial shopping centers in East Placentia.

- To provide for a range of goods and services supportive of the general community, as well as establishments which generate their own business and clientele.
- To provide for high standards of development to insure commercial projects can take advantage of highway access and visibility yet are compatible with adjacent development.
- To provide for appropriately located areas within shopping centers for both retail stores, service businesses and office uses.

**Commercial**

The commercial land uses permitted include a shopping center to provide limited retail business service and office facilities for the convenience of residents of the immediate area. The proposed commercial center on Rose Drive is intended to be compatible with adjoining residential development.

Permitted and Conditional Uses: The following uses identified in Table 4 shall be permitted by right where the symbol "P" appears and may be permitted subject to a conditional use permit where the symbol "C" appears in the column beside each land use category:

**TABLE 4**

**COMMERCIAL DEVELOPMENT GUIDELINES**

Commercial Uses

Retail Businesses Conducted Within a Building

Antique Shops	P
Apparel Stores	P
Appliance and Hardware Stores	P
Automobile Parts and Supplies (nor repair or service)	P
Bakeries, Retail Only	P
Books, Gifts and Stationary	P
Convenience Markets (no sale of liquor)	P
Department Stores	C
Drug Stores, Pharmacies	P
Florist	P
Furniture Stores	P
General Retail Stores	P
Hobby Stores	P
Jewelry Stores	P
Laundry and Dry Cleaners (no on-site plant)	P
Liquor Stores	C

TABLE 4 (continued)

Nurseries and Garden Supply	P
Pet Stores and Supply	C
Print Shops	P
Sporting Goods	P
Supermarkets, Grocery Stores	P
Theaters	C
Tire Sales and Service	C
Service Business Including Retail Sales Incidental Thereto	
Banks and Financial Institutions (no drive-throughs)	P
Barber, Beauty Salons	P
Car Washes	C
Cocktail Lounges and Bars	C
Locksmith	P
Restaurants Without Alcoholic Beverage Sales	P
Restaurants With Alcoholic Beverage Sales	C
Restaurant With Drive-Through Service	C
<u>Office Uses</u>	
Professional Offices, Exemplified by the Following List, Including Retail Sales Incidental Thereto	
Accountants	P
Architects	P
Attorneys	P
Chiropractors	P
Dentists	P
Doctors	P
Optometrist	P
Travel Agencies	P
Real Estate Sales	P
Others, Licensed by California	P
General Offices, Exemplified by the Following List	
Advertising Agencies	P
Escrow Companies	P
Insurance Companies	P
Public Utility Offices	
<u>Community Facilities</u>	
Churches, Convents, Monasteries and Other Religious Institutions	C
Day Care Centers	C
Fraternal Organizations & Lodges	C
Animal Hospitals and Clinics	C
Commercial Recreation Facilities including tennis, raquetball, bowling, ice skating, athletic clubs and similar uses	C
Post Office Branch	P

TABLE 4 (continued)

Temporary Uses

Temporary uses shall be regulated pursuant to the applicable section of the Municipal Code.

Unlisted Uses

Those uses not specifically listed in this section are subject to Department of Development Services determination to be either permitted, conditional or prohibited uses pursuant to the objectives of this zoning regulatory document and the purposes of the individual land use category. Decisions of the Department of Development Services may be appealed to the City Planning Commission, and subsequently the City Council, should the Planning Commission's decision be appealed.

Commercial: The following identifies the development requirements for neighborhood commercial uses in the Specific Plan area.

1. Building Site Area: No minimum requirement.
2. Building Height Limit: 35 feet in the general commercial area.
3. Building Setbacks:
  - Front and Corner Side Yard Setbacks: Compliance with the building standards detailed in Section 23.33.060 of the Placentia Zoning Ordinance.
  - Interior Side Yard: Zero (0) feet from all interior property lines abutting nonresidential uses.
  - Rear Yard Setbacks: Zero (0) feet from property lines abutting nonresidential uses.
  - Setbacks Abutting Residential Areas: Thirty-five (35) feet from all property lines abutting residential areas, of which 10 feet must be set aside for landscaping.
4. Landscaping: A minimum 15 percent of the building site area shall be landscaped. The landscaped area must be evenly distributed throughout the project site, including parking lot areas.
5. Parking: Compliance with parking regulations detailed in Section 5.7.
6. Signing: All signs shall comply with standards for specific commercial uses as found in Section 23.90.180 of the Placentia Municipal Code.

7. **Lighting:** All lighting, exterior and interior, shall be designed and located to confine direct rays and glare to premises.
8. **Enclosed Uses:** All allowable uses, together with their resulting products, shall be contained entirely within an enclosed structure, except for off-street parking and loading areas, areas for display nursery stock, automobile washing and outdoor dining.
9. **Screening:**
  - **Abutting Residential Areas:** An opaque screen consisting of plant material and decorative masonry wall a minimum of 7 feet 6 inches in height shall be installed along all site boundaries where the commercial property abuts areas designated for residential. Pedestrian access gates may be provided between commercial properties and abutting common open area within residential developments.
  - **Parking Areas Abutting Arterial Highways:** An opaque screen shall be installed along all parking areas abutting arterial highways. Except as otherwise provided herein, the screening shall have a total height of not less than 30 inches and not more than 42 inches unless variation is required to ensure safe sight distance for drivers. Notwithstanding, the requirement listed above, where the finished elevation of the property is lower at the boundary line than, or within 5 feet inside the boundary line of, on abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.

A screen as referred to above, shall consist of one or any combination of the following:

    - Walls including retaining walls - a wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of 6 inches thick.
    - Berms - a berm shall be constructed of earthen materials and it shall be landscaped.
    - Fences, solid - a solid fence shall be constructed of wood or other materials a minimum nominal thickness of 2 inches and it shall form an opaque screen.
  - **Mechanical Equipment:** Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilation ducts and exhaust shall be completely screened from view from any abutting street or highway and any abutting area zoned for residential or open space uses within the East Placentia Specific Plan.
10. **Loading:** All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways and residential areas.

11. Storage Areas: All outdoor storage shall be visually screened from view of streets, highways and adjacent residential areas within the East Placentia Specific Plan. Said screening material may consist of plants, berms, walls, fences or combinations thereof.
  - Outdoor storage shall include areas for storage of all company-owned or operated motor vehicles with the exception of passenger vehicles.
  - No storage shall be permitted between a frontage street and a building line. Further, no storage shall be permitted within 30 feet of any residentially zoned area unless it is fully enclosed and is architecturally compatible. Storage, whether enclosed or not, shall only be accessory to the use of the property.
12. Refuse Collection Areas: All outdoor refuse collection areas shall be visually screened from streets, highways and adjacent areas zoned for residential use within the East Placentia Specific Plan. Refuse collection areas shall be shielded from view within a building or enclosed by a wall or fence not less than 6 feet in height. Wall or fence material shall match or complement exterior building material. All refuse areas shall be constructed and maintained to eliminate odors, insects, dust, rodents, animals, and other similar nuisances to the standards on file with the city's Building Division.
13. Office Development in Commercial Area: Floor area designated for professional or general offices shall not exceed 20 percent of the floor area designated for commercial uses as calculated for build-out of the entire neighborhood commercial site. Office uses shall be grouped together, where possible, to maximize the exposure for commercial businesses.

The following identifies performance standards for commercial uses in the Specific Plan area.

1. All onsite landscaping shall be properly maintained in a weed free condition and provided with an automatic irrigation system to insure the proper growth of said landscaping.
2. Business located within the commercial center shall not be operated or maintained in a fashion detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the immediate area.
3. Satellite dish antenna may only be erected in conformance with Code Section 23.80.040.

4. Compliance with applicable property CC&Rs (covenants, conditions and restrictions) will be required by the Department of Development Services to permit issuance for accessory structures, building additions or major structural alterations subsequent to original building construction.

SECTION 5  
CIRCULATION MASTER PLAN

**5.1 INTENT AND ORGANIZATION**

The intent of the Circulation Master Plan is to provide a framework for improvements to the roadway system that will be needed to accommodate future traffic flows resulting from planned development. The vehicular circulation plan has been developed based on an analysis of existing conditions and future needs and is shown in Exhibit 6. The system of streets is designed to alleviate existing traffic problems and prevent future problems. In addition, the Circulation Master Plan describes both existing and future pedestrian and bike routes. Typical street sections are shown in Exhibits 7A and 7B.

**5.2 STREET SYSTEM**

The following intersections fall on the border of the City of Placentia or are entirely outside the jurisdiction of the City of Placentia, but are included in the circulation master plan for the Specific Plan area.

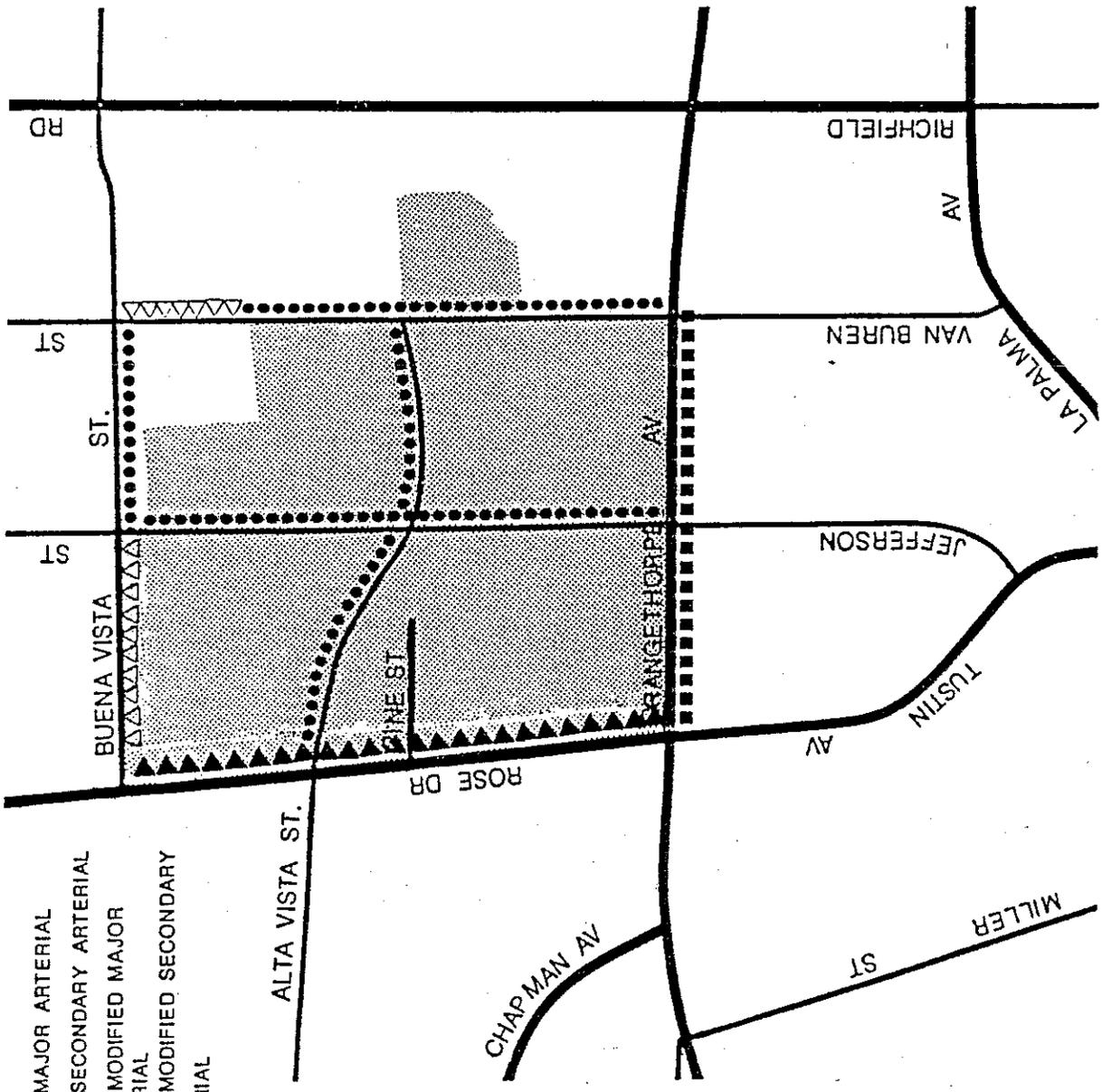
- Buena Vista and Jefferson
- Buena Vista and Van Buren
- Van Buren and Alta Vista
- Orangethorpe and Jefferson
- Orangethorpe and Rose Drive/Tustin Avenue

All street sections will be improved to the roadway widths identified in the Placentia Subdivision Ordinance, Section 22.20.030.

Orangethorpe Avenue is recommended as a six-lane major highway with dual left-turn pockets at the east and west approaches to Rose Drive-Tustin Avenue.

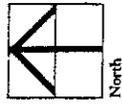
Rose Drive is also recommended as a six-lane modified major arterial with parkway vistas and dual left-turn pockets at Alta Vista Street and Orangethorpe Avenue.

- LEGEND
- ■ ■ ■ ■ ■ 6-LANE MAJOR ARTERIAL
  - ● ● ● ● ● 4-LANE SECONDARY ARTERIAL
  - ▲ ▲ ▲ ▲ ▲ ▲ 6-LANE MODIFIED MAJOR ARTERIAL
  - △ △ △ △ △ △ 4-LANE MODIFIED SECONDARY ARTERIAL



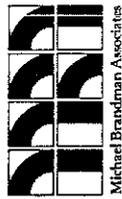
SOURCE: DKS ASSOCIATES

# Specific Plan Area Roadway Classifications East Placentia Specific Plan

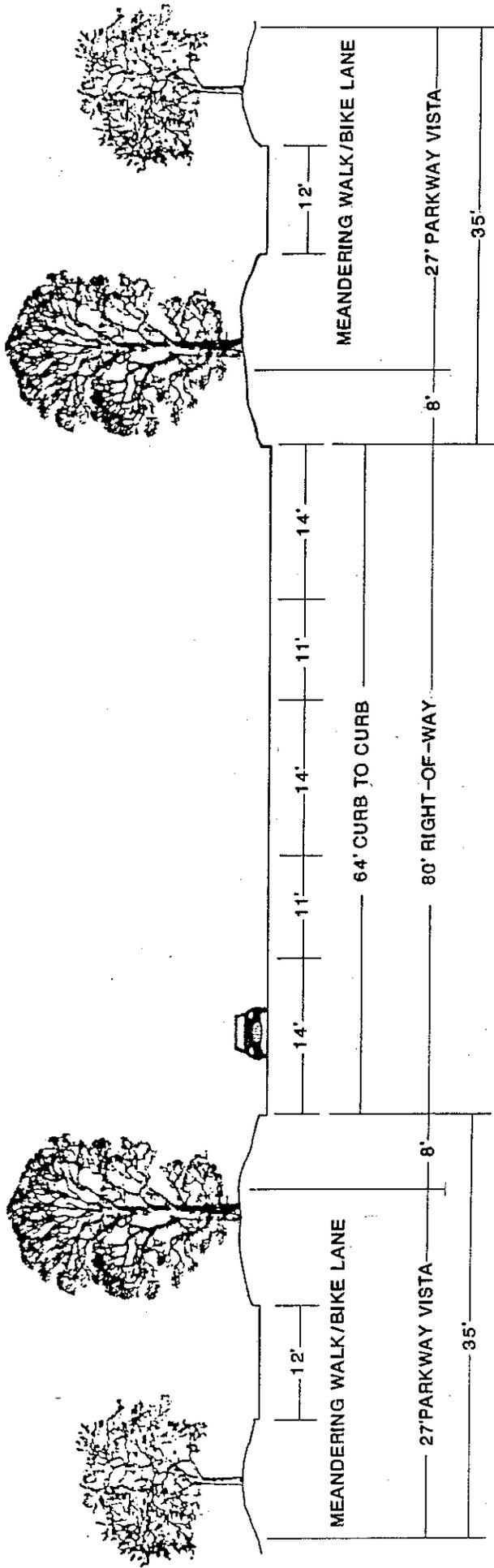


North

NO SCALE

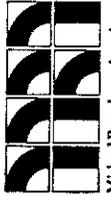


Michael Brandman Associates



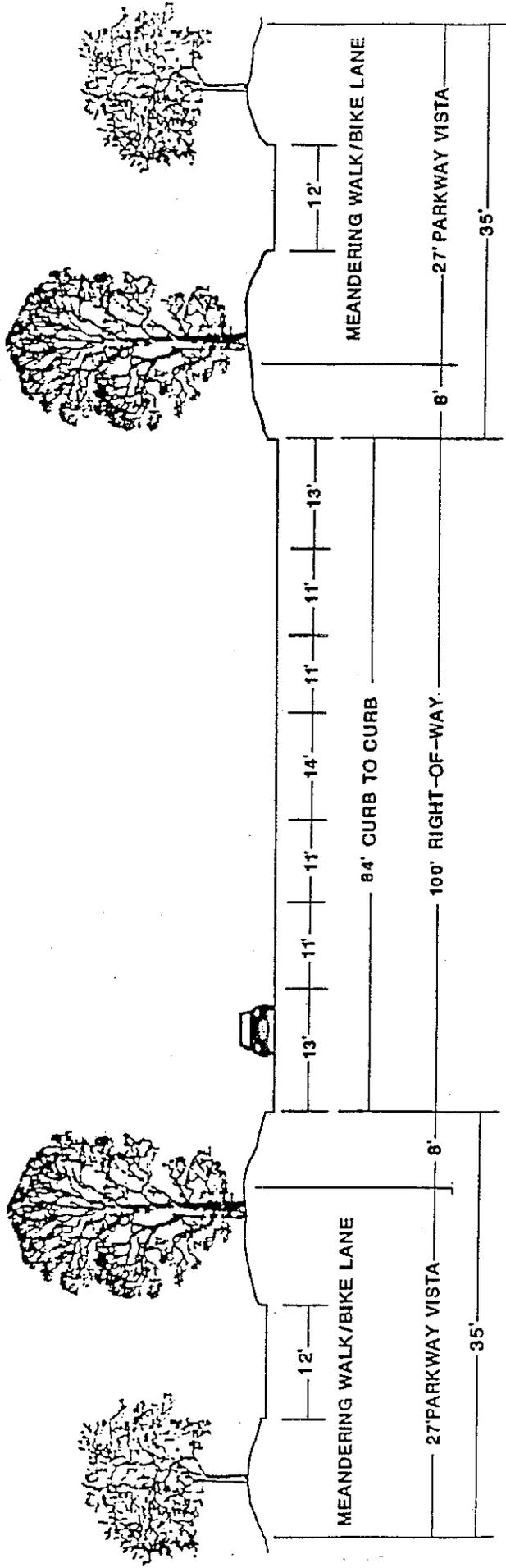
Four-lane Secondary Arterial with Parkway Vista on Both Sides

# Typical Secondary Street Section East Placentia Specific Plan



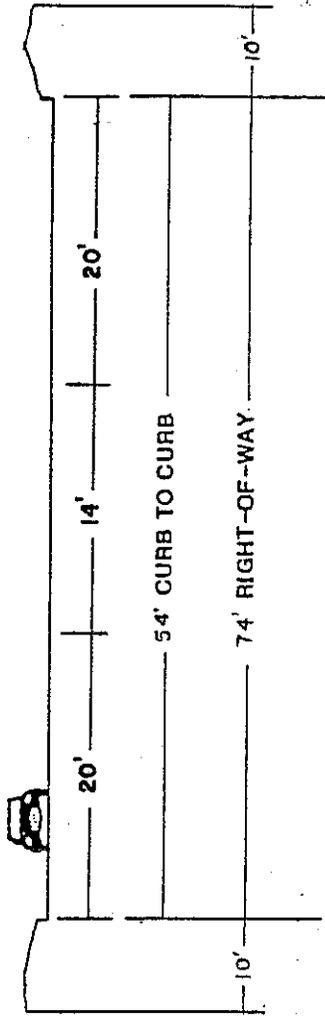
Michael Brandman Associates

Exhibit 7A

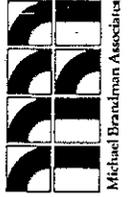


Six-lane Modified Major Arterial with Parkway Vista on Both Sides

Typical Modified Major Street Section  
 East Placentia Specific Plan



**TYPICAL MODIFIED LOCAL STREET SECTION**  
**East Placentia Specific Plan**



Michael Brandman Associates

Alta Vista Street is recommended as a four-lane secondary arterial between Rose Drive and Van Buren Street. The eastbound approach of Alta Vista Street should be striped for a left-turn lane and a right-turn lane at its intersection with Van Buren Street. No driveways to abutting residential developments will be permitted along Alta Vista Street. Based on forecast daily traffic volumes, signal warrants are satisfied for signalization at Rose Drive, Jefferson Street, and Van Buren Street where they intersect Alta Vista Street.

Buena Vista Avenue is recommended as a four-lane secondary arterial between Jefferson Street and Van Buren Street. Based on forecast daily traffic volumes, signalization is recommended at Buena Vista and Van Buren Street.

Jefferson Street is recommended as a four-lane secondary arterial. Based on forecast daily traffic volumes, signalization is recommended at the Jefferson/Orangethorpe, Jefferson/Buena Vista, and Jefferson/Alta Vista intersections.

Van Buren Street is also recommended as a four-lane secondary arterial with the existing reverse curves being realigned to meet current design standards. Due to the limitations imposed by existing and approved development on the east side of Van Buren Street south of the Atwood Channel, a modified secondary configuration is proposed for the Van Buren Street from Cherry Street to northerly of the proposed Alta Vista extension. The modified secondary configuration would provide a 58-foot-wide roadway with four through lanes and a left turn lane. Parking would be prohibited. The right-of-way would consist of the existing 30 feet east of existing centerline plus 46 feet west of centerline. In addition, transition sections from the standard sections to the modified sections from the standard sections to the modified sections would be required.

As part of adoption of the Specific Plan, the City will conduct a study to establish a precise alignment for Van Buren Street from north of Alta Vista Street to Orangethorpe Avenue. The study will reflect both the proposed and existing development, the Richfield Channel Bridge and the need to realign the curvilinear segment north of the Richfield Channel.

## 5.6 TRAFFIC SIGNAL INTERCONNECT

Traffic signals which are required to serve the traffic demand in the Specific Plan area should be interconnected to promote traffic progression. Underground conduit and cable shall be installed on all new and existing arterial streets for the interconnection of traffic signals.

## 5.7 PARKING

The following are the parking requirements for development in the Specific Plan area:

- Low Density Residential

Detached: Two spaces per unit; both in a garage.

Attached: Two spaces per unit; both in a garage.

- Medium Density Residential

Two spaces per unit; one in a garage.

- Medium-High Density

One bedroom - 1.75 spaces per unit, one in a garage or carport.

Two and more bedrooms - 2 spaces per unit, one in a garage or carport, plus 10 percent of the total required for guest parking.

- High Density-Residential

One bedroom - 1.75 spaces per unit, one in a garage or carport.

Two and more bedrooms - 2 spaces per unit, one in a garage or carport, plus 15 percent of the total required for guest parking.

- Commercial Uses

Four spaces per 1,000 square feet of gross floor area.

In addition, the following provisions shall apply:

1. General Provisions

- a. All required parking spaces shall be maintained and available for parking by vehicles for which the size space was designed, for as long as the use for which it was required exists.

- b. All required parking shall be located so as to be accessible, in a safe manner, to the buildings which it serves. In residential zones, all required covered parking shall be located within 100 feet of the unit which it is designed to serve. This distance may be increased by a majority vote of the Planning Commission where a better design will result but in no case shall the distance be greater than 200 feet.
- c. In the low density, detached district, an unobstructed surface of portland cement concrete extending directly away from a garage entrance directly for a minimum distance of 25 feet shall be provided. Said surface shall be the full width of said garage entrance and shall be connected to a public street by a portland cement concrete driveway. In the case of a front entrance garage, the minimum setback required from the street shall be 25 feet except that a minimum of 20 feet shall be permitted where a roll-up garage door is provided.
- d. The minimum width of a garage entrance opening shall be 8 feet per parking space housed within such garage and 16 feet for a two-car garage.
- e. The flooring material for garages and carports in all districts shall be portland cement concrete (PCC).
- f. All vehicles shall be parked on an improved surface of portland cement concrete, asphalt, or turf block.

2. Parking Space Requirements

- a. "Space" means a single automobile parking space with minimum clear dimensions and aisle width as indicated below:

<u>District</u>	<u>Space (in feet)</u>		<u>Aisle Width (in feet)</u>			
	<u>Width</u>	<u>Length</u>	<u>30 deg.</u>	<u>45 deg.</u>	<u>60 deg.</u>	<u>90 deg.</u>
Residential-Covered	10	20	15	19	20	28
Residential-Uncovered	9.5	19	13	15	20	25
Commercial	9.5	19	13	15	20	25
Commercial-Compact	8.5	15	13	15	20	25
Industrial	9	19	13	15	20	25
Industrial-Compact	8	15	13	15	20	25
Recreational Vehicle	10	30	15	19	20	28

- b. Parking stall length may include a 2-foot allowance for vehicle overhang of a landscaped area.
- c. When garages or carports are required, the required dimensions of a space will be measured from the interior of the garage or carport. Carports shall cover the entire length of the space. Garages and

carports shall be separated from open parking spaces by a minimum 5-foot landscaped buffer.

- d. When a garage is specifically required, entry doors shall remain operable at all times, and no structural alteration or permanent obstruction shall be permitted within the required parking area. Use of garages shall be for vehicular and general storage purposes only, and shall not conflict with any applicable building, housing, and fire codes.
- e. Parking for the handicapped shall be provided in accordance with state requirements.
- f. In commercial zones, all parking spaces shall be striped with double lines 1-foot apart separating parking stalls.
- g. A single vehicle space in a drive-through lane shall be 10' x 20', and the drive-through lane shall provide space for a minimum of seven vehicles to stack, measured from the pick-up window to the entrance of the drive-through lane.
- h. A maximum of 35 percent of the total number of parking spaces in a commercial center (with more than 20 spaces) may be compact spaces.

### 3. Minimum Loading Space Requirements

- a. All buildings which are newly constructed, altered with respect to use or occupancy or expanded shall be provided with off-street loading space per the following schedule unless additional requirements are required by the Planning Commission due to the nature of the proposed use.

<u>Square Feet of Unit Space (Gross Floor Area)</u>	<u>Loading Spaces Required</u>
Commercial	
12,000 to 20,000	1 Type A
Over 20,000	1 Type B

- b. Minimum specifications for loading spaces:

	<u>Length</u>	<u>Width</u>	<u>Vertical Clearance</u>
Type A	20 feet	12 feet	14 feet
Type B	40 feet	12 feet	14 feet

- c. Loading spaces shall not encroach into any drive aisle or other required spaces.
- d. Wherever a loading space is adjacent to parking spaces or a drive aisle there shall be a protective landscaped buffer a minimum of 5 feet wide separating the two.

- e. Loading spaces shall be continuously maintained for as long as the use exists.
- f. Loading spaces shall be adjacent to the loading door which they service. All loading doors shall have an adjacent loading space.
- g. Interior loading spaces must be truck wells or be defined by a permanent masonry wall.

## 5.8 GENERAL

In addition, the City of Placentia should:

- Work with developers to establish a funding mechanism to partially or fully fund proposed infrastructure improvements.
- Divide cost equitably.
- Adopt roadway and sidewalk design criteria to conform to functional classification and mandate that all new improvements conform to the design standards.

SECTION 6  
DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

**6.1 INTENT AND ORGANIZATION**

The East Placentia Specific Plan design guidelines and development standards will direct the style and aesthetic character of the East Placentia Specific Plan area. The guidelines and standards will ensure a consistent use of building materials, landscaping and other design features, both to create cohesiveness within the plan area and to provide continuity with the surrounding residential area. The guidelines and standards are intended to ensure that the Specific Plan area will: (1) have a clear identity and sense of place; (2) meet the housing needs of residents; and (3) provide a harmonious and pleasing environment allowing for continued oil extraction coexisting safely with residential and residential-serving commercial uses. This section of the Specific Plan will provide guidance to architects, landscape architects, and other designers of components of the Specific Plan. The design guidelines are formulated to guide the specifics of physical development, as well as the qualitative aspects of how buildings, landscaping, or oil well operations may affect the land and the residents of the East Placentia area.

**6.2 LANDSCAPE MASTER PLAN**

The landscape design guidelines are intended to establish and direct a readily identifiable, unique landscape character. The present agricultural character of the site will be reflected throughout by establishing a consistent use of plant materials and minimum construction standards for developers, architects and landscape architects.

The landscape program for the project will soften the visual impact of the built environment, enhance architectural design, and mitigate environmental factors, such as sun and wind. Landscaping is an integral part of the proposed land use buffer system between oil-related and residential uses. The landscaping design shall conform with the City of Placentia's adopted oil well landscaping policy on file with the Department of Development Services.

The parkway vistas along Buena Vista Street will provide a link with the adjacent open space of the golf course. These, in conjunction with the city-required street trees and the large park and open space to be dedicated, will maintain the existing character of the area. Plantings will be based on a palette of native and drought resistant plants, with flowering and fruit-bearing varieties as accents or keynotes at entrances.

All final landscaping schemes shall meet the existing landscaping standards established by the City of Placentia. Landscaping provided by the developer in common areas will be maintained by the homeowner's association of each tract.

A. Landscape Guidelines and Plant Palette

Appendix C provides a comprehensive list of plants and landscaping guidelines.

**6.3 ARCHITECTURAL GUIDELINES**

The design and construction of residential and commercial buildings within the Specific Plan area shall be guided by the goals of this Specific Plan's design concept. Materials used and layouts will reflect the intent of the city to foster high-quality residential living with references and connections to the plan area's current agricultural identity. The continuation of green open space throughout the plan area and surrounding residential neighborhoods allows for high visual quality which should be complemented by a variety of suitable styles using the guidelines listed here.

A. Residential

A variety of frontages within each tract will give a "custom-home" appearance and distinguish the Specific Plan area from surrounding residential neighborhoods. Design review of proposed exteriors and site plans will be conducted by the Department of Development Services using these guidelines, based on the following criteria:

- Suitability of exteriors in terms of complementing the open space and evoking the former semi-rural character of the area.

- Accessibility to and incorporation of open space and recreational areas in site layout.
- Visual connections made to adjoining open space and residential neighborhoods.

### Guidelines

#### A. Materials

1. Extensive use shall be made of "natural" materials on facades:
  - Exterior wood or clapboard
  - Brick or stone
  - Natural-tone stucco
2. Roofs shall be noncombustible, using three-dimensional comparison shingles, perlite tile, for wood appearance or clay tile as described in the city's roofing material policy, when appropriate to surrounding architectural style.
3. Garages shall be sized to hold a minimum of two cars each and adapt to the predominate architectural style of the homes.
4. Landscaping of public and private spaces shall be chosen through the landscape design guidelines and be compatible with the overriding architectural styles of each tract.
5. Each tract shall have a homeowners association to maintain open space areas.
6. Suggested architectural styles:
  - Traditional American using clapboard or clapboard in combination with brick or stone.
  - California ranch/modern--natural wood, stone, and nontraditional styles.
  - Southwestern - natural-toned stucco with mini courtyards, brick paving.

#### B. Utilities

1. All new utility (telephone, cable, electrical) shall be located underground.
2. All existing electrical lines up to 66 kV shall be replaced with underground lines.

Each tract should have a describable theme, such as those above. Within each tract, variations of a chosen theme will present a more interesting streetscape, with staggered plot plans.

## B. Commercial

The commercial land uses are intended to serve the East Placentia Specific Plan area and surrounding neighborhoods. Structures and landscaping shall be designed to utilize the open space connectors to the residential sections of the Specific Plan and complement the architectural themes and visual quality of the Specific Plan area. These guidelines shall apply throughout the Specific Plan area.

### Building Massing and Design

1. Large-scale uninterrupted walls shall be visually reduced to human scale by:
  - a. Clustering small-scale elements, such as planter walls around the major form.
  - b. Creation of horizontal shadow line.
2. Building elevations shall be interesting from all sides.
3. Radical theme structures that draw unnecessary attention to the building shall not be acceptable.
4. Sloped, pitched or mansard roofs are required for buildings adjacent to single-family neighborhoods.

### Building Materials

1. Building materials must enable buildings to blend into the scenery rather than be pronounced by obvious. They must convey their own natural virtue and must express durability and restraint.
2. Materials shall be low maintenance.
3. Materials shall blend in with existing materials within the development and the Specific Plan area.
4. Acceptable building materials include concrete, masonry and wood. Accent materials, such as brick, stone, etc., shall not be painted.
5. Metal buildings shall not be permitted.
6. A minimum of two types of building texture or materials, exclusive of window glazing and frames, shall be provided on all building elevations having exposure to public streets or residential areas.
7. Sloped building roofs shall be either mineral fiber shingles, red clay tile in flashed red tones, or concrete shake tiles. Please refer to the special roof materials exhibit on file with the Department of Development Services for further definition of roof materials.

### Building Entries

1. The entry drives to individual facilities shall be readily identified.
2. One focal point entry to the building shall be incorporated into the design. The entry shall be readily identifiable and accessible.
3. Building entries shall be highlighted by features such as:
  - a. Decorative planters and plantings.
  - b. Ceremonial entry porte cocheres.
  - c. Plazas.
  - d. Architectural walls.
  - e. Fountains.
  - f. Sculptures.
4. Interlocking pavers and/or textured concrete pavement installation is to be encouraged at major crosswalks and at major entry driveways.

### Equipment Screening

1. All roof-mounted mechanical equipment (including solar panels) shall be hidden from view with parapet walls or screening. Screens shall be attractive in appearance and reflect or complement the architecture and color of the building. Under no circumstances shall mechanical equipment extend above the enclosing wall or screen.
2. All screening shall be a minimum of the height of the mechanical equipment. Consideration should be given to the view plane from adjacent buildings.
3. Exterior-mounted electrical equipment on the street side or primary exposure of any building is discouraged. Exterior-mounted electrical equipment shall be screened from public view.
4. Roof-mounted electronic equipment, such as antennae for radio or telephone communications, are exempt from screening requirements. All satellite dishes should be located in areas that minimize their visual impact.

### Exterior Texture and Colors

1. Simple and uniform texture patterns are encouraged to create shadow patterns that will reduce the high visibility of the buildings.
2. Wall texture placement shall be used to visually reduce large-scale uninterrupted walls.

3. Building colors shall be predominantly subtle or neutral colors.

### Exterior Lighting Standards

#### Safety and Security Lighting

1. All onsite lighting systems shall use architectural standards and devices that provide down-lighting and lighting that is shielded from abutting public streets, residential areas, or adjoining properties.
2. Exterior pole and wall-mounted lighting shall be high-pressure sodium.
3. Lighting shall be indirect and subtle. Overhead pole-mounted fixtures that direct light downward shall be used.
4. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. The parking lot illumination level shall achieve a uniformity ratio of 3 to 1 (average to minimum) with a maintained average of 1-foot candle and a minimum of 0.3-foot candles.
5. Outdoor pedestrian use areas (courtyards, entryways, walkways, etc.) shall have sufficient illumination for safety and security. Primary pedestrian use area lighting should achieve a uniformity ratio of 3.5 to 1 average illumination of 0.60-foot candles and a minimum of 0.18-foot candles.
6. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
7. All exterior building lights shall be integrated into the design of a building.

#### Architectural and Landscape Lighting

1. Lighting shall be indirect, such as soffit lighting or shall incorporate a full cutoff shield-type fixture.
2. Architectural overhead down-lighting or interior illumination that illuminates the exterior of the building is encouraged. The lighting should illuminate the exterior of the building design.
3. Landscape lighting shall be subtle, indirect, and should accentuate rather than overpower landscape features.

### Onsite Furniture

Onsite furniture, such as outdoor benches, picnic tables, and planters shall be provided in commercial areas and shall be of design and materials that carry on the architectural themes of the surrounding buildings.

SECTION 7  
SITE DEVELOPMENT AND INFRASTRUCTURE PLAN

**7.1 INTENT AND ORGANIZATION**

The intent of the infrastructure plan is to ensure that the site is developed in a way that will support the intensity of land use proposed and that onsite and offsite infrastructure systems have adequate capacity to serve the project. The sewer and storm drain master plans for the project are based on the City of Placentia sewer and storm drain master plans and are in conformance with these plans. The drainage master plan is based on the City of Placentia's "Master Plan of Drainage" and on studies completed by Orange County and is in conformance with these plans. In all cases where utilities are located on private property, they shall be placed in a roadway, driveway, or in a landscaped area or parking area with a 15-foot minimum easement width and be accessible 24 hours per day. No structures shall be located in the easement.

**7.2 GRADING CONCEPT PLAN**

A grading concept plan for any area of the Specific Plan area shall be developed and submitted to the engineering department for approval. The plan shall recognize and preserve the existing terrain on-site to the extent possible. This concept shall be submitted prior to approval of a development application. All grading plans shall be consistent with the master drainage plan.

The following guidelines are presented to assist the developer and engineer in preparing the grading plan and subsequent site plans:

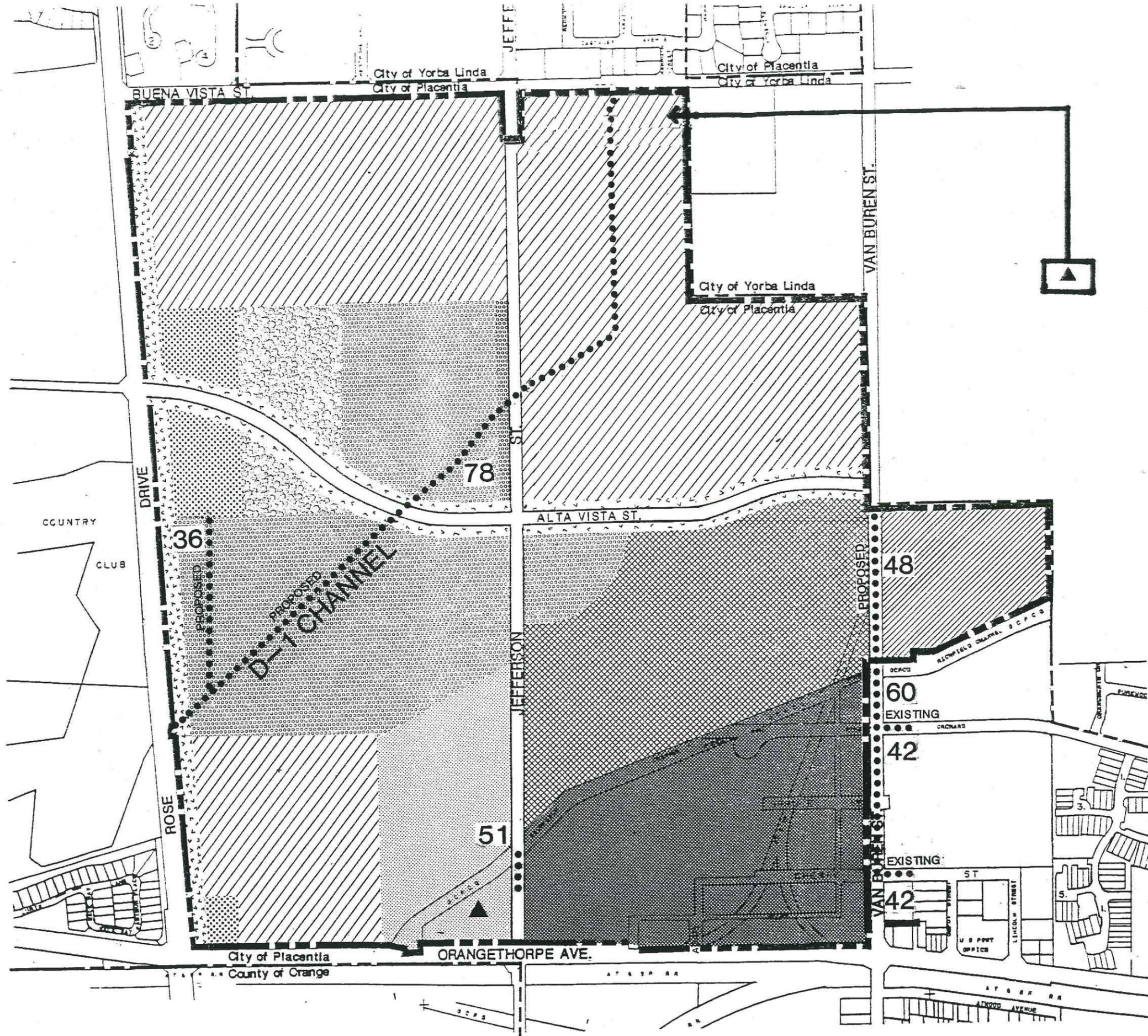
1. Property should be parceled to assure that visual, drainage, and slope erosion impacts resulting from slope conditions are within either the property owner's management and control or the homeowner's association's management, whichever is applicable.
2. Sites should be planned in such a way so as to maintain the overall landform character of the Specific Plan area.
  - Retain natural slope along center of the Specific Plan area as much as possible.

- Use plant material to conceal cut slopes.
  - Maximum slopes of 2:1.
  - Use of retaining walls shall be minimized and, where required, shall be architecturally compatible with the design character of the city.
  - Placement of roads and paths should be accomplished with minimal disruption to the natural contours.
  - Site proposed structures to allow maximum concealment of a created cut slope.
3. When feasible, minimize the amount of grading.
    - Cluster development to minimize grading impacts and/or retain natural features.
    - Design roadways to conform to existing topography, where feasible.
  4. All graded slopes (cut or fill), including roadsides, should undergo permanent revegetation in a timely manner to minimize chance of erosion or siltation.
  5. Prior to issuance of grading and/or building permits, the applicant shall submit to the Chief Building Official a report prepared by a soils engineer to address the following:
    - Soils (type and characteristics).
    - Chemical content.
    - Geological composition.

### **7.3 DRAINAGE MASTER PLAN**

The East Placentia Specific Plan site is primarily unimproved with nursery and oil recovery uses covering about one-third of the site and existing residential and commercial uses located at the perimeter of the site. The existing major drainage facilities for the site are the city's D-1 channel running southwesterly across the site, and the Orange County Flood Control District's Richfield Channel which runs across the southern portion of the area.

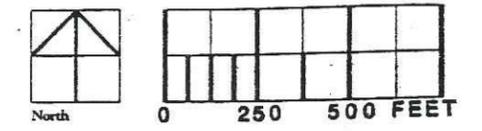
A preliminary master plan of drainage for the Specific Plan area that is compatible with the city's existing master plan has been developed (see Exhibit 8). This preliminary plan is based on 10-year storm flows for all drains except the D-1 channel which is based on 25-year storm flows. In accordance with the city's existing



- LEGEND**
- RESIDENTIAL LOW DENSITY  
MAXIMUM 6.0
  - RESIDENTIAL MEDIUM DENSITY  
MAXIMUM 15.0 du/ac
  - RESIDENTIAL MEDIUM-HIGH  
DENSITY MAX. 18.0 du/ac
  - RESIDENTIAL HIGH DENSITY  
MAXIMUM 25.0 du/ac
  - OPEN SPACE / PARK
  - OIL RESERVE
  - COMMERCIAL
  - PUBLIC FACILITY
  - RESOURCE PRODUCTION OVERLAY  
(PROJECT AREA)
  - PARKWAY VISTA, 35'
  - STORM DRAIN (PROPOSED OR EXISTING)
  - STORM DRAIN PIPE SIZE
  - ENCLOSED CHANNEL

**▲ Revision 8/14/90  
(G.P.A.)**

**Master Drainage Plan  
East Placentia Specific Plan**



master plan, only those drains which are larger than 36-inch diameter are included as part of the master plan.

The size and location of the drains shown on the preliminary master plan are based on the assumption that the drainage area boundaries and drain locations of the development site will conform to those shown on hydrology maps H-2 and H-3 (see Appendix B).

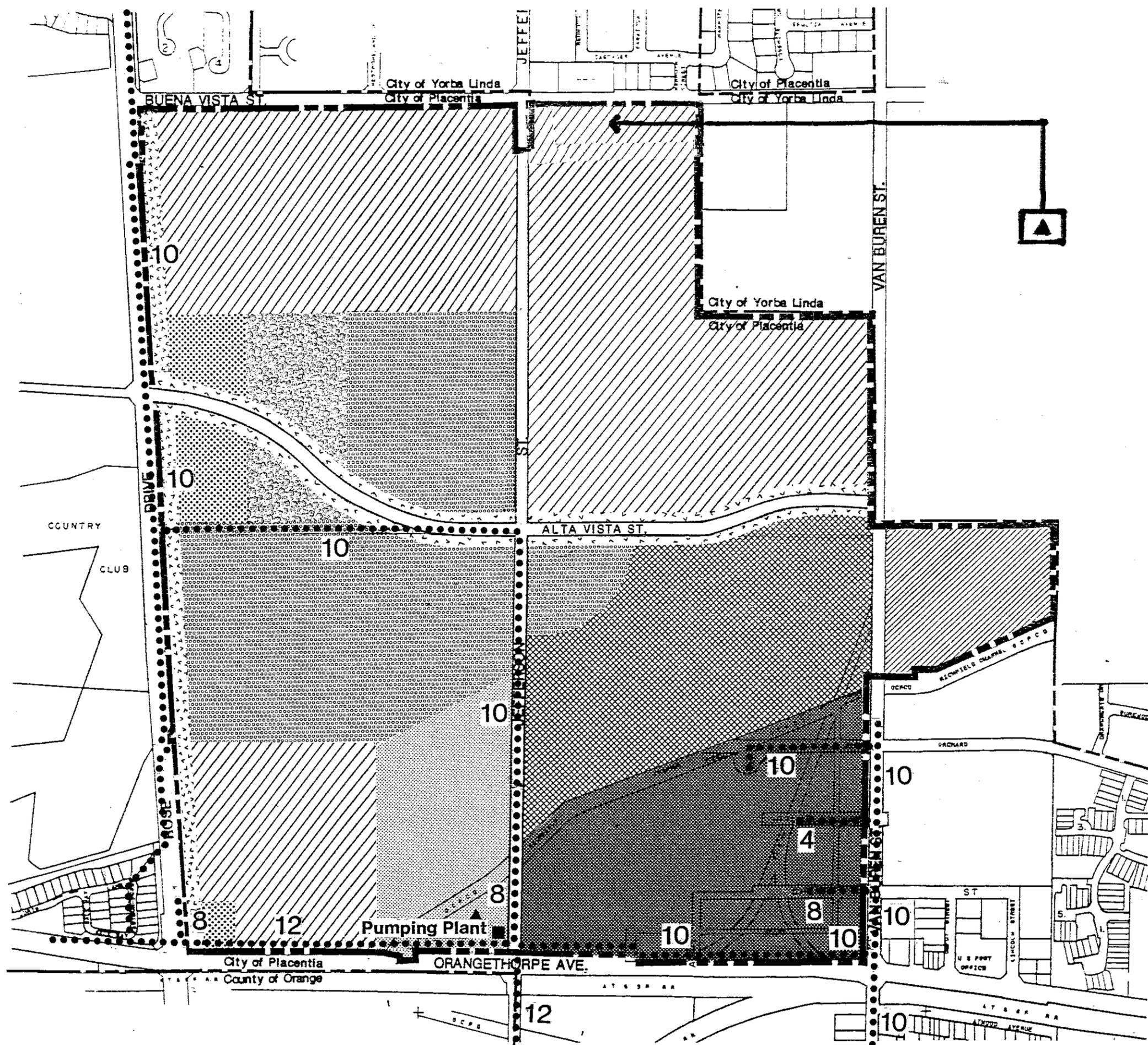
Prior to the adoption of this Specific Plan, the City's Public Works Department will complete a review of the City's adopted storm drain master plan to reflect the proposed development within the Specific Plan area. Prior to the approval of any tentative map or development permit from the plan area, the City's Public Works Department will submit a proposed amendment to the City's adopted master plan of storm drains to the City Council for review and action. The amendment will include, at a minimum, the following: (a) recommendations for modifying, if necessary, drainage area boundaries to reflect storm drains proposed within the Specific Plan area; and (b) an estimate of costs to implement the master plan, including any modification to the City's development fees.

When site development plans are prepared for the parcels within this Specific Plan area, these assumptions should be checked and if any changes are found, the hydrology should be recomputed and the conduit sizes determined using hydraulic calculations for the actual alignment selected.

Improvements to the existing drainage system should be funded by the formation of an assessment district for the Specific Plan area.

#### **7.4 WATER MASTER PLAN**

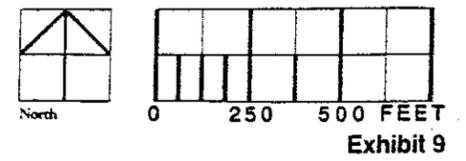
In order to supply the development of the Specific Plan area, connections will need to be upgraded or made to existing mains (as shown in Exhibit 9) and a new, 12-inch transmission main in Alta Vista Street would be needed. A master water plan showing these needed improvements will be required before approval of any development application for the Specific Plan. The purveyor of water to the Specific Plan area is Southern California Water Company.



- LEGEND**
- RESIDENTIAL LOW DENSITY  
MAXIMUM 6.0
  - RESIDENTIAL MEDIUM DENSITY  
MAXIMUM 15.0 du/ac
  - RESIDENTIAL MEDIUM-HIGH  
DENSITY MAX. 18.0 du/ac
  - RESIDENTIAL HIGH DENSITY  
MAXIMUM 25.0 du/ac
  - OPEN SPACE/ PARK
  - OIL RESERVE
  - COMMERCIAL
  - PUBLIC FACILITY
  - RESOURCE PRODUCTION OVERLAY  
(PROJECT AREA)
  - PARKWAY VISTA, 35'
  - WATER MAINS

▲ **Revision 8/14/90  
(G.P.A.)**

**Existing Water Supply  
East Placentia Specific Plan**



## **7.5 SEWER MASTER PLAN**

Sewer connection lines will need to be developed and dedicated to the city to connect any new development to the Orangethorpe Avenue trunk lines maintained by the County Sanitation Districts of Orange County (CSDOC). The proposed Specific Plan development will require the buildout of the sewer system.

Prior to the adoption of this Specific Plan, the Public Works Department will complete a review of the city's adopted sewer master plan to reflect the proposed development within the Specific Plan area. Prior to the approval of any tract map or development permit for the plan area, the Public Works Department will submit to the Council for review and action a proposed amendment to the city's adopted sewer system master plan. The amendment will include, at a minimum, the following: (a) recommendations for modifying, if necessary, drainage area boundaries to reflect sewers proposed within the Specific Plan area; and (b) an estimate of costs to implement the master plan, including any modification of the city's development fees.

## **7.6 OTHER INFRASTRUCTURE**

### **Cable Television**

Cable television service to the City of Placentia is provided by Com-Cast, which has an exclusive franchise with the city. Service will be provided to the Specific Plan area by Com-Cast.

### **Electrical**

The Specific Plan area will be served by the Southern California Edison Company. All power lines in the Specific Plan area will be undergrounded.

### **Gas**

Southern California Gas Company will supply the Specific Plan area.

**SECTION 8**  
**SPECIFIC PLAN IMPLEMENTATION**

**8.1 INTENT AND ORGANIZATION**

The intent of implementation procedures set forth in this section is to ensure the development of the East Placentia Specific Plan project area in accordance with the design and development standards contained in this Specific Plan and other applicable City of Placentia development and performance standards.

This section is organized as follows:

- Section 8.2 - Relationship of Specific Plan to Placentia General Plan
- Section 8.3 - Development Design Review Procedures
- Section 8.4 - Conditional Use Permit Procedures
- Section 8.5 - Subdivision Procedures
- Section 8.6 - Specific Plan Amendment Procedures
- Section 8.7 - Timing of Development

**8.2 RELATIONSHIP OF THE SPECIFIC PLAN TO THE PLACENTIA GENERAL PLAN**

The East Placentia Specific Plan is consistent with the goals and policies of the Placentia General Plan and is intended to implement each of the general plan elements where they apply to the project. The following is a brief comparative description that outlines how the Specific Plan meets and implements the relevant policies contained within the general plan.

**8.2.1 LAND USE ELEMENT**

The project is consistent with the major goals of the current land use element, including: (1) creating a well-defined, well-serviced residential district; (2) protection of those areas projected for residential development from encroachment; (3) development of communities with a range of density patterns and housing types related to existing and proposed community facilities; (4) variety of

residential site designs within individual tract developments; and (5) development of commercial areas of good design in the appropriate size and location for the needs of the population, contributing to the identity of the neighborhoods of which they are a part.

Regarding the first goal, the Specific Plan provides for the construction of improvements to meet the projected needs of designated development. The proposed project meets the second goal by permitting shared use of the land by the oil company without preventing residential development at present, and reserving land to meet the potentially changing demand for residential or oil extraction use. Goals 3 and 4 are implemented by the wide range in housing densities specified and by the design guidelines which stipulate that the frontages and styles of homes will vary within tracts and the plan area.

Commercial development proposed for the plan area meets the discussed goals of the general plan because the size and type of commercial establishments are limited to those that would be required by the residents of the Specific Plan area and surrounding neighborhoods. The design guidelines require that the appearance of the commercial development blends in with the surrounding development. Landscaped pedestrian access to the commercial area by residents is provided so that this commercial area becomes part of the neighborhood's daily patterns.

Because it was developed concurrently, the Specific Plan is also consistent with the proposed land use elements's goals, and implements corresponding policies.

Goal 1, the maintenance of a suburban atmosphere, is met by the proposed development of the large, contiguous vacant and underutilized parcels in the Specific Plan area, planned comprehensively.

Goal 2, the provision of an adequate level of service for all community public services and facilities, will be achieved within the project area by the implementation of the infrastructure plans contained within the Specific Plan. The assessment district described in the plan will provide the needed capital facilities for the area with little cost to the city.

Goal 3, promotion of future development which is compatible with existing and future land uses, is met by the Specific Plan in all of its standards and guidelines.

Goal 4, the promotion of the development of activity centers which are conveniently located for residents, will be achieved by the land uses located within the Specific Plan. The plan designates appropriate amounts of land for neighborhood commercial uses at one of the main entrances to the area, rather than allowing it to develop in a strip. Recreational open space is provided adjacent to the residential development, which also helps buffer the residential areas from the commercial uses.

The 4.0-acre parcel at the southeast corner of Buena Vista Street and Jefferson is in the City of Yorba Linda. At such time as this parcel is annexed to the City of Placentia, both this Specific Plan and the city's adopted general plan will need to be amended accordingly. The objective of eventual annexation to Placentia is to ensure the achievement of this Specific Plan's objectives.

### **8.2.2 CIRCULATION ELEMENT**

The circulation master plan is consistent with the goal of the Placentia circulation element, which is to establish an arterial highway system which can provide safe, convenient, and efficient movement of people and goods within and through the city.

Specifically, the road improvements proposed provide additional lanes and signalization to the roads within and around the Specific Plan area to meet the demands of the future development there. Additionally, the extension of Alta Vista Street through to Van Buren Street will improve the existing circulation.

### **8.2.3 OPEN SPACE AND CONSERVATION ELEMENT**

The development of the Specific Plan area is consistent with the city's current open space and conservation programs. A 35-foot parkway vista will be constructed along Alta Vista Street and Rose Drive in the Specific Plan area.

Ten acres of parkland will be dedicated, which is almost twice as much as required by the city's subdivision ordinance.

#### **8.2.4 SEISMIC SAFETY ELEMENT**

The seismic safety element of the Placentia General Plan identifies potential hazards, such as flooding and seismic effects, that need to be considered in land use planning. The Specific Plan area is not within any designated floodplain. The specific area is, however, subject to potentially moderate to locally intense groundshaking during an earthquake and associated secondary seismic effects, such as liquefaction. Specific measures to mitigate these impacts will be specified in the detailed soils investigation reports required with all tentative tract maps.

#### **8.2.5 HOUSING ELEMENT**

The Housing Element of the Placentia General Plan assesses the need for housing in the City of Placentia and includes an inventory of the resources and constraints that affect the provision of an adequate supply of housing.

The development of the Specific Plan area could eventually provide maximum of 2,515 additional housing units in Placentia. This meets the goal as stated in the housing element: development of a variety of housing in regard to location, types, price, and tenure within the constraints of available land.

### **8.3 DEVELOPMENT DESIGN REVIEW PROCEDURES**

All proposed structures within the East Placentia Specific Plan area shall be subject to development design review by the City of Placentia. The purpose of this review is to assure that all individual building designs and site plans are in conformance with the design and development standards contained in the East Placentia Specific Plan and other applicable City of Placentia development and performance standards. This development design review process shall be in accordance with the following procedures.

Prior to the issuance of any building permits, Planning Commission review is required. An application for the site plan and building design shall be filed along with the following materials:

### Required Materials

- Application Form
- Application Fees
- Application Checklist Form
- Site Plan with full statistical tabulation (15 copies)
- Conceptual Landscape Plan (15 copies)
- Colored Renderings (1 copy)
- Preliminary Grading Plan (15 copies)
- Building Elevations (15 copies)
- Typical Cross Sections (15 copies)
- Floor Plans (15 copies)
- Building Materials Sample Board (one)
- Master Sign Program (15 copies)
- Reduced Plan Transparencies
- Colored Elevations and Site Plan (one copy)
- Location Map

Optional materials may be required at the discretion of the Department of Development Services, including, but not limited to, the following:

- Color Slides, Photos
- Fencing Plan
- Development Phasing Plan
- Additional Explanatory Material

Subsequent to the receipt of a complete application, the Planning Commission and/or City Council shall review and approve applications.

### **8.4 CONDITIONAL USE PERMIT PROCEDURES**

These uses listed as conditionally permitted uses shall be permitted if approved by the Planning Commission as provided in Section 23.87 of the Placentia City Code.

## **8.5 SUBDIVISION PROCEDURES**

The City of Placentia Subdivision Code shall regulate and control all divisions of land within the East Placentia Specific Plan area. All subdivision maps must be found to be in substantial conformance with this Specific Plan.

## **8.6 ADOPTION AND AMENDMENT PROCEDURES**

East Placentia Specific Plan shall be adopted and amended by ordinance.

## **8.7 PHASING OF DEVELOPMENT**

The purpose of this section is to ensure that the developer will install public improvements in the surrounding area concurrent with the development of the site. Following are the guidelines that the developer shall be required to follow.

1. Subject to Council approval, an assessment district pursuant to the requirements of the State's Municipal Improvement Act of 1913 should be formed for the Specific Plan area.
2. All major infrastructure improvements shall be made a condition for development. If an assessment district is not formed, a reimbursement agreement will be used to equitably pay for the benefits of the necessary improvements made by the developer (see Section 8.9.2). The improvements shall include, but not be limited to, the Master Plan of Storm Drains, Sewers, and Roadways, and the parkway vistas as approved by the city and in compliance with approved master plans.
3. Jefferson and Alta Vista Streets shall be constructed per the specifications of the circulation plan concurrent with the initial development stage of the Specific Plan area.
4. All major street improvements to existing streets shall be completed with the initial development phase of the site.
5. A 35-foot wide parkway vista along the street segments indicated on the land use map for the Specific Plan shall be installed concurrent with the development stage of the site.
6. Each tract shall have a master homeowners' association to maintain parkway vista medians and landscaping adjacent to arterials. In addition, all new developments will petition the city for inclusion in the Placentia street lighting district to fairly distribute the energy cost.

## **8.8 SPECIFIC PLAN COST REIMBURSEMENT**

In addition to development fees required for all projects, the following fees will be paid by development applicants to the City until the City's costs for preparation, adoption, and administration of the Specific Plan and EIR are fully reimbursed.

1. Tentative Subdivision Map Approval	\$ 50 per parcel
2. Tentative Parcel Map Approval	100 per parcel
3. Building Permit Issuance:	
Single-Family	100 per dwelling unit
Multiple-Family	100 per dwelling unit
Commercial	0.25 per square foot of building area

## **8.9 PUBLIC INFRASTRUCTURE FINANCING SOURCES**

### **8.9.1 ASSESSING TAXING DISTRICT**

California law authorizes a variety of assessment procedures which could be employed to finance public improvements within the project area. These procedures potentially can be applied to finance construction of roads, bridges or grade-separated crossings, flood protection or storm drainage facilities, and open space. They can also be used to provide maintenance service or other specialized services, such as transit. Assessment district procedures provide an equitable way of assigning costs because they operate directly on benefited properties and are based on assessed valuation. With the passage of Proposition 13, the use of assessment procedures has special relevance in an industrial and commercial area since many recent fiscal analyses have concluded that residential properties are, or will be, paying an increasing portion of the tax burden.

The procedure for establishing assessment districts, however, varies substantially depending on pertinent enabling legislation. In some instances, the legislative body can establish the district, in other instances approval by registered voters in the area is needed, while in still other instances, approval by a majority of property owners is mandated. Thus, the potential application of assessment procedures depends on the

initiation and formulation procedures required, and by attitudes toward mandatory participation.

### **8.9.2 REIMBURSEMENT AGREEMENT**

Under Articles 5 and 6 of the California Subdivision map Act (as amended in January 1977), cities are authorized to cover the costs of public improvements including roads, bridges, drainage, and sanitation sewer facilities. Under these provisions, the city could enter into an agreement with a developer to reimburse for that portion of improvement costs equal to the difference between the amount it would have cost the developer to install improvements to serve his or her property only and the actual cost of such improvements. The city would then reimburse the developer by levying a charge on any real property similarly benefited or by establishing and maintaining a local benefit district to levy and collect charges or costs from other benefited properties. It is possible, under this approach, to defer payment of charges or costs by other benefited properties until such property is developed.

### **8.9.3 BRIDGES AND MAJOR THOROUGHFARES**

Section 66484 of the government code authorizes the design and acquisition of rights-of-way, administration of construction contracts, and actual construction of bridges and major thoroughfares. Local ordinances must refer to the circulation element of the general plan and the provisions of such element which identify those major thoroughfares whose primary purpose is to carry through-traffic and to provide a network connecting to the state highway system. If one-half of the owners within the area of benefit protest the improvement, then proceedings are abandoned. Local ordinance may require the payment of a fee as a condition of approval of a final map or as a condition of building permit issuance. An ordinance adopted pursuant to this section may provide for the acceptance of consideration in lieu of payment of fees. The agency imposing fees may incur an interest-bearing indebtedness for the construction of bridge facilities or major thoroughfares.

### **8.9.4 STREETS AND HIGHWAYS**

Section 22585-22594 of the streets and highways code allows the legislative body to construct or install improvements and to provide for the maintenance or servicing of

those improvements. The assessment district is initiated by the legislative resolution based on a petition from property owners. Proceedings for the assessment may be abandoned if there is a major project representing property owners owning more than 50 percent of the area of assessable lands within the proposed district. A four-fifths vote of all legislative body members can overrule the project.

#### **8.9.5 OTHER IMPROVEMENTS**

Special municipal tax districts are authorized under Sections 60000 to 60160 of the government code. Such districts can maintain and operate any public improvement or utility of local necessity or convenience, furnish or perform any special local service, including music, recreation, or advertising. The governing body may appoint officers and employees for the district, as it deems necessary. Officers and employees serve at the pleasure of the legislative body and are not subject to civil service provisions. Formulation is initiated by a petition of residents living within the proposed district. Ten percent of the registered voters within the proposed district must sign the petition. The legislative body adopts a resolution of intention and, if no objections are sustained, submits the questions of district formation and tax levy to residents of the district. A majority vote in favor of the district allows the legislative body to declare the district formed and levy the special tax. The district has the authority to levy taxes upon taxable property not to exceed \$1 per year on each \$100 of assessed valuation.

#### **8.9.6 OTHER SPECIAL ASSESSMENT AND BONDING ACTS**

A host of other assessment district acts exist in California, many of which could be used within the heart of the city Specific Plan area. These include the Improvement Act of 1911, the Municipal Act of 1913, the Parking District Law of 1951, and the Pedestrian Mall Law of 1960. All of these allow for the issuance of bonds to represent unpaid assessments. This in turn allows the owner to pay installments over the period of years the particular bond act provides. The bonds themselves can be issued against single owners or against a group of owners. The Mello-Roos Community Facilities Act (Government Code 53311) authorizes the creation of community facilities districts for the purpose of levying special taxes to finance new public improvements, as well as providing for the issuance of bonds.

Various other state and federal programs, such as the Urban Development Action Grant Program, are focused largely on declining communities and are likely to have limited potential for the heart of the city.

**APPENDIX A**  
**PROPERTY OWNERS OF PARCELS WITHIN THE SPECIFIC PLAN AREA**

APPENDIX A  
PROPERTY OWNERS OF PARCELS WITHIN THE  
EAST PLACENTIA SPECIFIC PLAN

<u>Book-Block-Parcel</u>	<u>Owner</u>
341-141-01	Jones, Frances and Edwards, Frances J. 4458 Santa Rita Road Richmond, California 94803
341-321-01	Union Oil Company of California Tax Division P.O. Box 7600 Los Angeles, California 90054
341-321-02	Union Oil Company of California Tax Division P.O. Box 7600 Los Angeles, California 90054
341-321-03	Union Oil Company of California Tax Division P.O. Box 7600 Los Angeles, California 90054
341-321-04	Yarnell, Ellis M. Trust P.O. Box 4641 Irvine, California 92716
341-321-05	Yarnell, Ellis M. Trust P.O. Box 4641 Irvine, California 92716
341-321-06	Union Oil Company of California Tax Division P.O. Box 7600 Los Angeles, California 90054
341-321-07	Buccola, Richard F. 5159 Crescent Drive Anaheim, California 92807
341-322-01	
341-322-02	Yarnell, Ellis M. P.O. Box 4641 Irvine, California 92716

Book-Block-Parcel

Owner

341-322-03	Thompson, Raymond H. Trust and Lang, Helen M. Trust 700 Ocean View Drive Fullerton, California 92632
341-322-04	Laor Liquidating Associates c/o Richard J. Lauter & Company 11801 Washington Boulevard Los Angeles, California 90066
341-322-05	
341-322-06	
341-323-01	Huntington Beach Company 2110 Main Street Huntington, California 92648
341-323-02	Union Oil Company of California Tax Division P.O. Box 7600 Los Angeles, California 90054
341-331-01	Surber, Seigfred I. 1777 Panay Costa Mesa, California 92626
341-331-02	Del Cerro Mobile Estates c/o The Star Companies 23861 El Toro Road, Suite 604 El Toro, California 92630
341-331-03	Placentia Unified School District 1301 E. Orangethorpe Avenue Placentia, California 92670
341-331-04	Placentia Unified School District 1301 Orangethorpe Avenue Placentia, California 92670
341-331-05	Placentia Unified School District 1301 Orangethorpe Avenue Placentia, California 92670

<u>Book-Block-Parcel</u>	<u>Owner</u>
341-331-06	Placentia Unified School District 1301 Orangethorpe Avenue Placentia, California 92670
341-331-07	Orange County Flood Control District
341-331-08	Placentia Unified School District 1301 Orangethorpe Avenue Placentia, California 92670
341-331-09	Orange County Flood Control District
341-331-10	Placentia Unified School District 1301 Orangethorpe Avenue Placentia, California 92670
341-341-01	Etchandy, Albert J. Trust 140 Strada Place Anaheim, California 92807
341-341-02	Laor Liquidating Associates c/o Richard J. Lauther & Company 11801 Washington Boulevard Los Angeles, California 90066
341-343-10	Jesson, Lillian A. c/o Brew, Betty J. 2492 Northington Road Eureka, California 95501
341-343-11	
341-343-13	Etchandy, John P.O. Box 1108 Porterville, California 93257
341-343-14	Somerset Park Development Attn: Neal Graham c/o Jim Martin Development 3919 Westerly Place, #100 Newport Beach, California 92660
341-343-15	Orange County Flood Control District

<u>Book-Block-Parcel</u>	<u>Owner</u>
341-351-01	Santa Fe Energy Company 10737 Shoemaker Avenue Santa Fe Springs, California 90670
341-351-02	Orange County Flood Control District
341-351-03	Santa Fe Energy Company 10737 Shoemaker Avenue Santa Fe Springs, California 90670
341-351-04	Orange County Flood Control District
341-352-01	
341-352-02	
341-352-03	Santa Fe Energy Company 10737 Shoemaker Avenue Santa Fe Springs, California 90670
341-352-05	Orange County Flood Control District
341-352-07	Etchandy, Albert J. Trust 140 South Strada Place Anaheim, California 92804
341-352-10	Etchandy, Albert J. Trust 140 South Strada Place Anaheim, California 92804
341-352-11	
341-354-01	California Institute of Technology 1201 East California Boulevard Pasadena, California 91125
341-354-02	Eaton, S. E. 1101 Ebbtide Road Corona Del Mar, California 92625

<u>Book-Block-Parcel</u>	<u>Owner</u>
341-354-03	
341-354-04	
341-354-05	
341-354-06	
341-354-07	
341-354-08	Senik, Lou O. 1985 Placentia Avenue Costa Mesa, California 92627
341-354-09	Senik, Lou O. 1985 Placentia Avenue Costa Mesa, California 92627
341-354-10	Senik, Lou O. 1985 Placentia Avenue Costa Mesa, California 92627
341-354-11	Senik, Lou O. 1985 Placentia Avenue Costa Mesa, California 92627
341-354-13	
341-354-14	Senik, Lou O. 1985 Placentia Avenue Costa Mesa, California 92627
341-361-01	Santa Fe Energy Company 10737 Shoemaker Avenue Santa Fe Springs, California 90670
341-361-02	Santa Fe Energy Company 10737 Shoemaker Avenue Santa Fe Springs, California 90670

<u>Book-Block-Parcel</u>	<u>Owner</u>
341-362-01	Santa Fe Energy Company 10737 Shoemaker Avenue Santa Fe Springs, California 90670
342-362-02	Santa Fe Energy Company 10737 Shoemaker Avenue Santa Fe Springs, California 90670
342-363-01	Orange County Flood Control District
342-365-02	Laor Liquidating Associates c/o Richard J. Lamter & Company 11801 Washington Boulevard Los Angeles, California 90066
342-365-04	Slater, Donald E. 5110 E. Crescent Drive Anaheim, California 92807
342-366-01	Campbell, Donald G. 5830 Blueberry Street Yorba Linda, California 92686
342-366-02	Laor Liquidating Associates c/o Richard J. Lamter & Company 11801 Washington Boulevard Los Angeles, California 90066
341-366-03	Mello, Beatrice R. 125 South Van Buren Street Placentia, California 92670
341-366-04	Alvarado, Ramon M. 137 South Van Buren Street Placentia, California 92670
341-371-01	Encinias, Santiago 1572 East Spruce Street Placentia, California 92670
341-371-02	Dalis, Don S. c/o Shearson/Lehman 1925 East Century Park Los Angeles, California 90067
341-371-03	Torres, Bernardino S. 213 South Van Buren Street Placentia, California 92670

<u>Book-Block-Parcel</u>	<u>Owner</u>
341-371-04	Somsak, James S. 218 South Van Buren Street Placentia, California 92601
341-371-05	Somsak, James S. 934 Mathewson Avenue Placentia, California 92670
341-373-01	Sawin, Sherman H. 6747 E. Swarthmore Drive Anaheim, California 92807
341-373-02	Leming, William L. 450 South Anaheim Hills Road Anaheim, California 92807
341-373-03	Leming, William L. 450 South Anaheim Hills Road Anaheim, California 92807
341-373-04	Sawin, Sherman H. 6747 East Swathmore Drive Anaheim, California 92807
341-381-01	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-02	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-03	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-04	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-05	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-06	Bradford, A. S. P.O. Box 95 Placentia, California 92670

<u>Book-Block-Parcel</u>	<u>Owner</u>
341-381-07	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-08	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-09	Union Oil Company of California Tax Division P.O. Box 7600 Los Angeles, California 90054
341-381-10	Union Oil Company of California Tax Division P.O. Box 7600 Los Angeles, California 90054
341-381-11	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-12	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-13	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-14	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-15	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-16	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-17	Bradford, A. S. P.O. Box 95 Placentia, California 92670
341-381-18	Bradford, A. S. P.O. Box 95 Placentia, California 92670

Book-Block-Parcel

Owner

341-381-19

Bradford, A. S.  
P.O. Box 95  
Placentia, California 92670

**APPENDIX B**  
**HYDROLOGY MAPS**

**APPENDIX C**

**LANDSCAPE GUIDELINES AND PLANT PALETTE**

## APPENDIX C

### LANDSCAPE GUIDELINES AND PLANT PALETTE

#### GENERAL STANDARDS<sup>1</sup>

1. Landscaped areas should be planned and designed as an integral part of the project. The type, quantity, and placement of plant material should be selected for its structure, texture, color, and compatibility with the building design and materials.
2. Exterior lighting, signs, walls, and walkways should also be incorporated as an integral part of the landscape design.
3. Soil, water, sun conditions, and other factors should also be incorporated as an integral part of the landscape design.
4. An automatic irrigation system shall be provided for all landscaped areas.
5. Required front setbacks on residential properties shall be landscaped.

#### MINIMUM STANDARDS

1. Plant Material
  - a. Minimum street trees shall be 24-inch box and with the exception of specimens. Minimum size trees for parking lot and site landscaping shall be 15-gallon. All newly planted trees shall be supported with stakes or guy wires.
  - b. Shrubs shall be minimum 5 gallon size. When planted to serve as a hedge or screen, shrubs shall be planted with 2 to 4 feet spacing, depending on the plant species.
  - c. Depending on the plant material, groundcover shall be generally spaced at a maximum of 6 to 8 inches on-center. When used as a groundcover, minimum 1-gallon size shrubs may be planted at 18 to 24 inches on-center.
  - d. All plant material shall be installed in a healthy, vigorous condition typical to the species.
2. Site Landscaping
  - a. All areas not covered by buildings or structures, enclosed for storage, or used for paved walkways, driveways, or parking shall be landscaped.
  - b. Landscaping shall be provided adjacent to structures on the site, including trees at a quantity approximate to 1 tree for each 30 lineal feet of exterior walls. Trees may be planted in groupings.

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1 All developments are subject to approval of a landscape plan by the city and Development Services Department.

- c. Landscaping shall be provided along interior property lines, including trees at a quantity approximate to 1 tree for each 30 lineal feet of property line.
- d. Along fences or walls that are visible from the street, a combination of trees, hedges, shrubs, and vines shall be planted on a street-facing side.
- e. Areas used for loading, refuse, storage, and equipment shall be screened with a combination of walls and landscaping.

### 3. Parking Areas

- a. A minimum of 5 percent of parking areas shall be landscaped, excluding the required buffer strips.
- b. In addition to trees around the perimeter of the parking area, trees equal in number to 1 for each 5 parking spaces shall be provided within all parking areas.
- c. Tree-planted landscaped areas within the parking lot shall have no dimension less than 4 feet, including the thickness of raised curbing and shall be supplemented with suitable shrubs or groundcover.
- d. A buffer strip in front of parking areas shall be developed in one of two manners along all street frontages. Such buffer strips shall be planted with trees at a quantity equivalent to 1 for each 30 lineal feet and with suitable shrubs, groundcovers, and berms.
  - (1) A landscaped planter area of not less than 8 feet in depth may be provided. If the planter area abuts the forward end of a parking space, the planter area shall be enlarged 3 feet so that the raised concrete curb along the planter edge shall be used as the wheel stop.
  - (2) A landscaped planter area between 3 feet and 8 feet in depth may be provided with 3 feet to a 3 feet 6 inches high masonry wall along the parking lot side of the planter area.

### 4. Parkways

- a. Street trees shall be planted along all street frontages lacking such trees. Minimum size shall be 24-inch box and the specific variety and spacing for a given location shall be determined by the city.
- b. Tree wells should be 4 feet unless parkway conditions require alternative dimensions.
- c. Parkway in residential areas shall be planted with lawn or groundcover in addition to street trees.
- d. Parkway in nonresident areas shall be landscaped with lawn or groundcover and/or ornamental paving in addition to street trees.

## 5. Irrigation

A permanent sprinkler irrigation system sufficient to cover all planted areas, including parkways shall be provided and shall be specified on all submitted plans. Automatic controls are required on all irrigation systems.

## 6. Maintenance

Landscaping shall be maintained in a neat and healthy condition. This shall include proper trimming, mowing of lawns, weeding, removal of litter, fertilizing, regular watering, and replacement of diseased or dead plants.

## 7. Landscape Materials List

The trees listed below are acceptable selections for Placentia. This list is not to be considered as the only trees that can be used; there exist many other excellent tree species that may be considered. It is suggested that local nurserymen and landscape architects be consulted in the selection of trees and shrubs.

Most of the listed trees are evergreen which provide year-round greenery. The deciduous trees listed grow rapidly, offer shade and provide change-of-season leaf color. Many of the trees are flowering ornamentals that will offer additional color to the landscape.

## EVERGREEN TREES

This group of trees is broad and widespread requiring an 8-foot by 15-foot plant space or open lawn.

<u>Botanical Name</u>	<u>Common Name</u>	<u>Height (feet)</u>	<u>Remarks</u>
<i>Agonis flexuosa</i>	Willow Myrtle (peppermint tree)	25	Long, slender leaves on weeping branches; similar to California Pepper but smaller; white flowers; any soil
<i>Cinnamomum Camphora</i>	Camphor Tree	50-60	Provides dense shade; slow grower; clean
<i>Ficus nitida</i>	Indian Laurel Fig	40-50	Rich, green, pointed leaves; a round-headed tree when full grown
<i>Ficus retusa</i>	Glossy Leaf Fig	40	Dense shade; pendulous branches; glossy, leathery leaves; figs; moderate growth
<i>Frasinus uhdei</i>	Evergreen Shamel Ash	40	Dark green, glossy leaves; shade
<i>Harpephyllum caffrum</i>	Kaffir Plum	35	Fast growing; black-green foliage; keep to lawn; fruit drop
<i>Pinus halepensis</i>	Aleppo Pine	30-60	Fast growing; open habit; eventually a round, open mass high above ground; grey-green needles
<i>Podocarpus gracilior</i>		to 60	Dense; rich green; leathery needle-like leaves
<i>Quercus suber</i>	Cork Oak	70	True cork bark; little care; requires drainage
<i>Quercus Virginiana</i>	Louisiana Live Oak	to 60	Dark green, glossy foliage; thrives if deep watered

EVERGREEN TREES (continued)

This group of trees has a round top and is spherical in shape with a required 5-foot to 8-foot plant space or open lawn.

<u>Botanical Name</u>	<u>Common Name</u>	<u>Height (feet)</u>	<u>Remarks</u>
Callistemon lanceolatus	Lemon Bottlebrush	20	Red flowers; drought tolerant deep rooted if deep watered
Ceratonia siliqua	Carob Tree	30	Deep green; dense shade; 8-foot minimum plant space
Cupania anacardiodes	Carotwood	40	Dark green, leathery leaves; shade; deep water; keep to lawn (drop pods)
Eucalyptus ficifolia	Red Flowering Gum	30	August blooming
Eucalyptus lehmanni	Lehmann Eucalyptus		Picturesque; multiple trunk; light green leaves and flowers
Geijera parviflora	Australian Willow	30	Weeping; deep roots; resembles small willow
Ilex altaclarensis "Wilsoni"	Wilson's Holly	15	Any soil; red berries
Melaleuca	Flax Leaf paper	20	Lacy foliage; white lineariifolia flowers
Photinia arbutifolia Macrocarpa	Catalina Holly Royon	to 20	Highly ornamental; deep green leaves; red berries
Podocarpus elongata	Fern Pine	30-40	Slow grower; blue-green; willow-like leavaes
Quercus ilex	Holly Oak	30-40	Quick growing; shiny, holly-like leaves; dense; takes severe pruning

EVERGREEN TREES (continued)

This group of trees is pyramidal and erect with a required 5-foot to 8-foot plant space or open lawn.

<u>Botanical Name</u>	<u>Common Name</u>	<u>Height (feet)</u>	<u>Remarks</u>
Magnolia grandiflora "Majestic Beauty"	Majestic Beauty Magnolia	30	Large, deep green, glossy leaves; cream flowers; slow grower
Melaneauca leucadendron	Cajeput Tree	30	Spongy, light color bark; white flowers; deep water
Podocarpus macrophylla	Yew Pine	20-30	Rigid, needle-like leaves are light blue
Tristania conferta	Brisbane Box	20-40	Deep blue-green leaves; any soil; deep water
Cocus Plumosa	Queen Palm	30-40	High crown or arching; glossy green, elongated fronds; needs watering
Erythea edulis	Guadalupe Fan	15-30	Slow growing; huge bright green fans; self-shedding to leave clean truck
Seafurthia elegans	King Palm	20-40	Slender, feathery green fongs; self-shedding

EVERGREEN TREES (continued)

This group of trees is pyramidal erect requiring an 8-foot to 15-foot plant space or open lawn.

<u>Botanical Name</u>	<u>Common Name</u>	<u>Height (feet)</u>	<u>Remarks</u>
Calocedrus desurens	California Incense Cedar	60	Slow growing when young; 2 feet per year later; fragrant aroma
Eucalyptus polyanthemus	Silver Dollar Eucalyptus	20-40	Fast grower; must have good drainage
Eucalyptus sideroxylan Rosea	Red Iron Bark Eucalyptus	30-40	Clean; dark, blue-green leaves; red flowers in spring-summer
Ficus Microphylla	Little Leaf Fig	50-60	Fast growing; glossy foliage; stately; plant in large open area
Pinus canariensis	Canary Island Pine	to 60	Long needles; open habit
Pinus radiata	Monterey Pineto	to 60	Dense; deep green; eventual irregular form
Sequoia sempervirens	Coast Redwood	to 90	Fast growing native; dark green needle-like leaves; rough red bark
Stenocarpus sinatus	Firewheel Tree	to 30	Slow growing; red pinwheel flowers in winter; rich green, oak-like leaves; needs deep watering

## DECIDUOUS TREES

This group of trees provides shade, flowers, and has leaf color.

<u>Botanical Name</u>	<u>Common Name</u>	<u>Height (feet)</u>	<u>Remarks</u>
<i>Acer rubrum</i>	Red Maple	40-70	Bright green leaves; tropical appearance; red flowers in summer
<i>Albizzia julibrissin</i>	Silk Tree	30	Long, leatherly leaves; tropical appearance; red flowers in summer
<i>Bauhinia purpurea</i>	Orchid Tree	20-30	Spectacular orchid-like flowers in fall; semi-evergreen
<i>Cercidiphyllum japonicum</i>	Katsura Tree	30	Heart shaped; rich green leaves have rust, pink edges
<i>Ginkgo biloba</i> (Autumn Gold)	Ginkgo	40	Symmetrical fan-shaped leaves turn gold in fall
<i>Jacaranda Acutifolia</i>	Jacaranda	to 50	Large, fern-like green leaves semi-evergreen; lavender-blue flowers in spring
<i>Koelreuteria paniculata</i>	Golden Rain Tree	40	Yellow flowers; fruit in spring
<i>Liquidamber orientalis</i>	Oriental Sweet Gum	40	Bright green, maple-like leaves turn red in fall
<i>Liquidamber styraciflua</i>	American Sweet Gum	to 60	Starry leaves turn crimson orange, yellow